

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

94 Emmeline Row, Rowville Vic 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$720,000

Median sale price

Median price \$1,117,500

Property Type House

Suburb Rowville

Period - From 01/04/2025

to 30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	2/41 Deschamp Cr ROWVILLE 3178	\$725,000	06/06/2025
2	17/7 Saltbush Ct ROWVILLE 3178	\$680,016	29/03/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/07/2025 11:00



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Rooms: 5
Property Type: House (Res)
Land Size: 112 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
June quarter 2025: \$1,117,500

Comparable Properties



2/41 Deschamp Cr ROWVILLE 3178 (REI/VG)

Agent Comments

 2  1  1

Price: \$725,000
Method: Private Sale
Date: 06/06/2025
Property Type: Townhouse (Single)
Land Size: 220 sqm approx



17/7 Saltbush Ct ROWVILLE 3178 (REI/VG)

Agent Comments

 2  1  1

Price: \$680,016
Method: Private Sale
Date: 29/03/2025
Property Type: Townhouse (Single)
Land Size: 177 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.