### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 94 Emmeline Row, Rowville Vic 3178

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$680,000		&		\$720,000				
Median sale price									
Median price	\$1,117,500	Pro	Property Type Hou		ouse		Suburb	Rowville	
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths 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**<sup>\*</sup> 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.

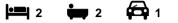
This Statement of Information was prepared on:

16/07/2025 11:00



# woodards





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) 2 1 1 1 Price: \$725,000 Method: Private Sale Date: 06/06/2025 Property Type: Townhouse (Single) Land Size: 220 sqm approx	Agent Comments
17/7 Saltbush Ct ROWVILLE 3178 (REI/VG) 2 1 1 1 Price: \$680,016 Method: Private Sale Date: 29/03/2025 Property Type: Townhouse (Single) Land Size: 177 sqm approx	Agent Comments

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.

#### Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036



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