

# 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

21 Lonsdale Avenue, Rowville Vic 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$1,060,000 Property Type House Suburb Rowville

Period - From 01/04/2024 to 31/03/2025 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	41 Goulburn Dr ROWVILLE 3178	\$871,000	10/05/2025
2	275 Dandelion Dr ROWVILLE 3178	\$835,000	23/04/2025
3	86 Taylors La ROWVILLE 3178	\$880,000	07/04/2025

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:

02/07/2025 14:46

Mitchal Towns  
0416 141 990  
mitchaltowns@theagency.com.au



3 1 2

**Property Type:** House  
**Land Size:** 640 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending March 2025: \$1,060,000

## Comparable Properties



41 Goulburn Dr ROWVILLE 3178 (REI)

**Agent Comments**

3 1 6

**Price:** \$871,000  
**Method:** Private Sale  
**Date:** 10/05/2025  
**Property Type:** House (Res)



275 Dandelion Dr ROWVILLE 3178 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 23/04/2025  
**Property Type:** House  
**Land Size:** 724 sqm approx



86 Taylors La ROWVILLE 3178 (REI)

**Agent Comments**

3 1 2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 07/04/2025  
**Property Type:** House  
**Land Size:** 727 sqm approx

**Account - The Agency Victoria** | P: 03 8578 0388



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