

Harcourts Rowville

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: 127 Sovereign Manors Crescent Rowville VIC 3178

Indicative selling price

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

Price range \$875,000 to \$925,000

Median sale price

Median Price: \$1,117,500

Property Type: House

Suburb: Rowville VIC 3178

Period From: April 2025 to June 2025

Source: REIV

Comparable property sales

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
	9 Tattlar Place Rowville	\$900,000	06/06/2025
	8 Parklane Way Rowville	\$881,000	24/05/2025
	74 Sovereign Manors Crescent Rowville	\$951,000	22/03/2025

This Statement of Information was prepared on: 21st July 2025