

# 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: 9 Caloola Court, Rowville VIC 3178

#### Indicative selling price

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

Price range \$1,475,000 to \$1,575,000

#### Median sale price

Median Price: \$1,240,000

Property Type: House




Suburb: Rowville VIC 3178

Period From: Oct 2025 to Dec 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
	3 Ranceby Close, Rowville	\$1,570,000	08/10/2025
	27 Jubilee Drive, Rowville	\$1,525,000	18/09/2025
	61 Fairway Drive, Rowville	\$1,561,000	14/09/2025

This Statement of Information was prepared on: 16<sup>th</sup> February 2026