

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

|  |
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| Lot 3 - Rochester Road, Rowville, 3178 |
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### Indicative selling price

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

Single price \$ 935,000 or range between &

### Median sale price

Median price \$ 751,000 Property type Townhouse Suburb Rowville

Period - From 1/07/2025 to 30/09/2025 Source Corelogic

### 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 |
|---|------------|--------------|
| 1 Lot 28 - Hazel Way, Rowville, 3178    | \$ 890,000 | 5/12/2025    |
| 2 Lot 29 - Hazel Way, Rowville, 3178    | \$ 870,000 | 5/12/2025    |
| 3 Lot 27 - Spencer Road, Rowville, 3178 | \$ 860,000 | 27/08/2025   |

This Statement of Information was prepared on: 13 Jan 2026