

# 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

9 Carnoustie 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)

Range between \$1,300,000 & \$1,430,000

### Median sale price

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

Period - From 01/10/2024 to 31/12/2024 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	49 Taylors La ROWVILLE 3178	\$1,500,000	08/02/2025
2	14 Lakeside Blvd ROWVILLE 3178	\$1,300,000	17/12/2024
3	39 Bareena Av ROWVILLE 3178	\$1,340,000	16/11/2024

**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:

13/02/2025 17:55



**Property Type:** Land  
**Land Size:** 746 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
December quarter 2024: \$1,060,000

## Comparable Properties



**49 Taylors La ROWVILLE 3178 (REI)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 08/02/2025  
**Property Type:** House  
**Land Size:** 732 sqm approx



**14 Lakeside Blvd ROWVILLE 3178 (REI)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 17/12/2024  
**Property Type:** House



**39 Barena Av ROWVILLE 3178 (REI)**

**Agent Comments**



**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 1295 sqm approx

**Account - Hill Real Estate**



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