

# 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

104 Liberty Avenue, Rowville VIC 3178

### Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,058,000

Property Type

House

Suburb

Rowville

Period - From

28/08/2024

to

27/02/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
20 Carrara Road Rowville VIC 3178	\$970,000	30/01/2025
24 Police Road Rowville VIC 3178	\$957,000	18/01/2025
16 Bianca Court Rowville VIC 3178	\$1,015,000	23/12/2024

This Statement of Information was prepared on:

28/02/2025