

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

1/11 MINDARA AVENUE ROWVILLE VIC 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Rowville

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

2/41 DESCHAMP CRESCENT ROWVILLE VIC 3178	\$725,000	26-May-25
6 CHLOE COURT ROWVILLE VIC 3178	\$637,000	04-Jun-25
19/1114 STUD ROAD ROWVILLE VIC 3178	\$590,000	31-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 16 October 2025

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2/41 DESCHAMP CRESCENT ROWVILLE VIC 3178

2 1 1

Sold Price **\$725,000** Sold Date **26-May-25**

Distance **2.05km**



6 CHLOE COURT ROWVILLE VIC 3178

2 2 1

Sold Price **\$637,000** Sold Date **04-Jun-25**

Distance **2.06km**



19/1114 STUD ROAD ROWVILLE VIC 3178

2 1 1

Sold Price ^{RS} **\$590,000** Sold Date **31-Jul-25**

Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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