

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 10 COWIN CLOSE 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 \$830,000 & \$910,000

Median sale price

Median price \$1,054,550 Property type HOUSE Suburb ROWVILLE

Period - From 1/8/2024 to 31/7/2025 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 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
2 LUCY CLOSE ROWVILLE VIC 3178	\$850,000	25-JUL-25
41 JAMIESON AVENUE ROWVILLE VIC 3178	\$921,000	02-APR-25
6 LALBERT COURT Lysterfield VIC 3156	\$910,000	17-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 six months.~~

This Statement of Information was prepared on: 06 August 2025