

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: 136 Waradgery Drive Rowville VIC 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range \$975,000 to \$1,025,000

Median sale price

Median Price: \$1,194,000

Property Type: House

Suburb: Rowville VIC 3178

Period From: July 2025 to Sep 2025

Source: REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
 172 Waradgery Drive, Rowville	\$990,000	23/11/2025

This Statement of Information was prepared on: 7th January 2026