

# Harcourts Rowville

## 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](http://consumer.vic.gov.au/underquoting)

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

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#### 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: 7<sup>th</sup> January 2026