

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: 164 Waradgery Drive, Rowville VIC. 3178

Indicative selling price

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

Price range **\$1,100,000 to \$1,200,000**

Median sale price

Median Price: \$1,095,000

Property Type: House

Suburb: Rowville VIC 3178

Period From: April 2026 to June 2026

Source: REIV

Comparable property sales

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
	3 The Fairway, Rowville	\$1,200,000	21/07/2026
	6 Eli Court, Rowville	\$1,198,000	04/07/2026
	27 Halsbury Drive, Rowville	\$1,150,000	29/05/2026

This Statement of Information was prepared on: **10th August 2026**