

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	18 Moama Place, Rowville Vic 3178
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Indicative selling price

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

Range between	\$1,090,000	&	\$1,190,000
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Median sale price

Median price	\$1,137,500	Property Type	House	Suburb	Rowville
Period - From	17/10/2024	to	16/10/2025	Source	Property Data

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
1	7 Spruce Dr ROWVILLE 3178	\$1,175,000	19/09/2025
2	10 Farmillo Ct LYSTERFIELD 3156	\$1,180,000	04/09/2025
3	14 Everglades Ct ROWVILLE 3178	\$1,180,000	21/07/2025

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:	17/10/2025 15:48
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