

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

2 Moama Place, Rowville VIC 3178

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,055,500

Property Type

House

Suburb

Rowville

Period - From

11/11/2024

to

10/05/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
302 Windermere Drive Ferntree Gully VIC 3156	\$1,057,000	01/04/2025
6 Barbican Court Rowville VIC 3178	\$1,066,000	15/02/2025
32 Cheryl Crescent Ferntree Gully VIC 3156	\$1,026,000	09/12/2024

This Statement of Information was prepared on:

12/05/2025