

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

21 Lonsdale Avenue, Rowville Vic 3178

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Rowville

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	41 Goulburn Dr ROWVILLE 3178	\$871,000	10/05/2025
2	275 Dandelion Dr ROWVILLE 3178	\$835,000	23/04/2025
3	86 Taylors La ROWVILLE 3178	\$880,000	07/04/2025

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:

02/07/2025 14:46

Mitchal Towns
0416 141 990
mitchaltowns@theagency.com.au



3 1 2

Property Type: House
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending March 2025: \$1,060,000

Comparable Properties



41 Goulburn Dr ROWVILLE 3178 (REI)

Agent Comments

3 1 6

Price: \$871,000
Method: Private Sale
Date: 10/05/2025
Property Type: House (Res)



275 Dandelion Dr ROWVILLE 3178 (REI/VG)

Agent Comments

3 1 2

Price: \$835,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 724 sqm approx



86 Taylors La ROWVILLE 3178 (REI)

Agent Comments

3 1 2

Price: \$880,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 727 sqm approx