

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: **24 Magdalena Place Rowville VIC 3178**

Indicative selling price

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

Price range **\$1,075,000 to \$1,150,000**

Median sale price

Median Price: **\$1,194,000**
Property Type: **House**
Suburb: **Rowville VIC 3178**
Period From: **July 2025 to September 2025**
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
	16 Filmer Court Rowville	\$1,150,000	23/09/2025
	21 Farview Drive Rowville	\$1,141,500	09/09/2025
	36 Buckingham Drive Rowville	\$1,112,000	21/07/2024

This Statement of Information was prepared on: **28th October 2025**