

## 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

