

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: 26 Bergins Road Rowville VIC 3178

Indicative selling price

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

Price range **\$1,090,000 to \$1,195,000**

Median sale price

Median Price: \$1,120,000

Property Type: House

Suburb: Rowville VIC 3178

Period From: January 2025 to March 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
	12 Pia Drive Rowville	\$1,182,500	29/03/2025
	82 Waradgery Drive Rowville	\$1,152,888	14/03/2025
	107 Bridgewater Way Rowville	\$1,115,000	07/02/2024

This Statement of Information was prepared on: **27th May 2025**