

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

ROWVILLE VIC 3178

Property offered for sale

Address
Including suburb and
postcode

34 ILLAWARRA AVENUE

Indicative selling price range

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

Single price

\$

or range between

\$725,000

&

\$785,000

Median sale price

Median price

\$1,081,500

Property type

HOUSE

Suburb

ROWVILLE

Period - From

31/11/2025

to

19/05/2026

Source

REIV

Comparable property sales

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:

19/05/2026