

## 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

36 BUCKINGHAM DRIVE ROWVILLE VIC 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,090,000

&

\$1,199,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,055,500

Property type

House

Suburb

Rowville

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

3 ROBINA COURT ROWVILLE VIC 3178	\$1,210,500	29-Mar-25
1/27 YVETTE DRIVE ROWVILLE VIC 3178	\$1,150,000	05-Mar-25
10 SHEARER DRIVE ROWVILLE VIC 3178	\$1,230,000	15-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 22 May 2025



## 3 ROBINA COURT ROWVILLE VIC 3178

Sold Price

**\$1,210,500**

Sold Date

**29-Mar-25**



4



2



2

Distance

**0.57km**



## 1/27 YVETTE DRIVE ROWVILLE VIC 3178

Sold Price

**\$1,150,000**

Sold Date

**05-Mar-25**



4



2



2

Distance

**1.1km**



## 10 SHEARER DRIVE ROWVILLE VIC 3178

Sold Price

<sup>RS</sup> **\$1,230,000**

Sold Date

**15-Apr-25**



4



2



-

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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