

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: **41 Jamieson Avenue, Rowville, VIC 3178**

Indicative selling price

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

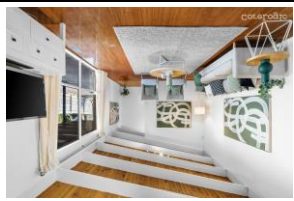
Price range **\$890,000 to \$950,000**

Median sale price

Median Price: **\$1,060,000**
Property Type: **House**
Suburb: **Rowville VIC 3178**
Period From: **October 2024 to December 2024**
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
	10 Lakeview Avenue, Rowville	\$945,000	24/01/2025
	3 Hindmarsh Street, Rowville	\$940,000	06/12/2024
	104 Wentworth Avenue, Rowville	\$925,000	01/12/2024

This Statement of Information was prepared on: **5th March 2025**