

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 5 Nursery Court, Rowville, VIC 3178

Indicative selling price

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

Price Range \$1,190,000 & \$1,309,000

Median sale price

Median price \$1,100,250 Property Type House Suburb Rowville (3178)

Period - From 01/10/2024 to 30/09/2025 Source REA

Comparable property sales

A 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
11 MANTUNG CRESCENT, ROWVILLE VIC 3178	\$1,210,000	04/10/2025
18 MUDO COURT, ROWVILLE VIC 3178	\$1,145,000	23/09/2025
11 HAPPY VALLEY COURT, ROWVILLE VIC 3178	\$1,250,000	19/09/2025

This Statement of Information was prepared on: 08/10/2025