

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 7 Dalby Close, Rowville, VIC, 3178

Indicative selling price

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

Range between \$*950,000 & \$1,050,000

Median sale price

Median price \$1,055,500 Property type House Suburb Rowville

Period - From 22/5/2024 to 21/5/2025 Source realestate.com.au

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 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
1 – 122 Dandelion Drive, Rowville	\$971,000	13/5/2025
2 – 1 Baringa Court, Rowville	\$1,030,000	9/5/2025
3 – 205 Dandelion Drive, Rowville	\$950,000	28/4/2025

This Statement of Information was prepared on: 21/5/2025