

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

26 FERRIER COURT 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)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,088,000

Property type

House

Suburb

Rowville

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

10 MIRAMAH CLOSE ROWVILLE VIC 3178	\$1,672,500	03-Jun-25
25 CANDLEBARK QUADRANT ROWVILLE VIC 3178	\$1,630,000	18-Jun-25
126 SEEBECK ROAD ROWVILLE VIC 3178	\$1,585,000	27-Sep-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: 13 October 2025



10 MIRAMAH CLOSE ROWVILLE
VIC 3178

4

2

2

Sold Price

\$1,672,500

Sold Date

03-Jun-25

Distance

0.68km



25 CANDLEBARK QUADRANT
ROWVILLE VIC 3178

4

2

3

Sold Price

^{RS}\$1,630,000^{UN}

Sold Date

18-Jun-25

Distance

1.11km



126 SEEBECK ROAD ROWVILLE
VIC 3178

6

3

4

Sold Price

^{RS}\$1,585,000

Sold Date

27-Sep-25

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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