

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 OVENS PLACE 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

\$994,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Rowville

Period-from

01 Aug 2025

to

31 Jul 2026

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

15 BALLADONIA ROAD ROWVILLE VIC 3178	\$950,500	14-Jun-26
53 MURRAY CRESCENT ROWVILLE VIC 3178	\$1,017,000	09-May-26
28 BICKERTON COURT ROWVILLE VIC 3178	\$950,000	16-Apr-26

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: 01 August 2026



15 BALLADONIA ROAD ROWVILLE Sold Price **\$950,500** Sold Date **14-Jun-26**
VIC 3178

 4  1  2

Distance **1.86km**



53 MURRAY CRESCENT ROWVILLE Sold Price **\$1,017,000** Sold Date **09-May-26**
VIC 3178

 3  2  2

Distance **0.27km**



28 BICKERTON COURT ROWVILLE Sold Price **\$950,000** Sold Date **16-Apr-26**
VIC 3178

 3  2  2

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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