

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 21 - Spencer Road, Rowville, 3178

Indicative selling price

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

Single price \$ 870,000 or range between &

Median sale price

Median price \$ 890,000 Property type Townhouse Suburb Rowville

Period - From 01/01/2026 to 31/03/2026 Source Corelogic

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
1 14/9 Hillview Avenue, Rowville 3178	\$ 778,000	02/05/2026
2 88 Emmeline Row, Rowville, 3178	\$ 852,000	13/04/2026
3 7C Lidgate Avenue, Rowville, 3178	\$ 740,000	30/03/2026

This Statement of Information was prepared on: 13 Feb 2026