

# 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 10 COWIN CLOSE ROWVILLE VIC 3178

### Indicative selling price

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

Single price \$\* or range between \$830,000 & \$910,000

### Median sale price

Median price \$1,054,550 Property type HOUSE Suburb ROWVILLE

Period - From 1/8/2024 to 31/7/2025 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 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 |
|--------------------------------------|-----------|--------------|
| 2 LUCY CLOSE ROWVILLE VIC 3178       | \$850,000 | 25-JUL-25    |
| 41 JAMIESON AVENUE ROWVILLE VIC 3178 | \$921,000 | 02-APR-25    |
| 6 LALBERT COURT LYSTERFIELD VIC 3156 | \$910,000 | 17-JUL-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 six months.~~

This Statement of Information was prepared on: 06 August 2025