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	172 Waradgery Drive Rowville, 3178

Indicative selling price

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

Range between	$945,000 & $995,000

Median sale price

Median price	$970,500	Property Type	HOUSE	Suburb	ROWVILLE
Period - From	04-Nov-2024	to	02-Nov-2025	Source	REA

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	11 Minya Court, Rowville, Vic 3178	$960,000	29-Sep-2025
2	62 Eildon Parade, Rowville, Vic 3178	$987,654	16-Jun-2025
3	122 Dandelion Drive, Rowville, Vic 3178	$971,000	13-May-2025

This statement of information was prepared on 02-Nov-2025 at 6:11:53 PM AEDT