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<br>Including suburb and postcode | 8 WENTWORTH AVENUE 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 | $980,000 | & | $1,070,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,151,000 | Property type | House | Suburb | Rowville |
| Period-from | 01 Jan 2025 | to | 31 Dec 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 LANSELL COURT ROWVILLE VIC 3178 | $1,011,000 | 16-Dec-25 |
| 178 KAROO ROAD ROWVILLE VIC 3178 | $1,120,000 | 19-Sep-25 |
| 43 SULLIVAN AVENUE LYSTERFIELD VIC 3156 | $980,000 | 27-Nov-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 January 2026

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**10 LANSELL COURT ROWVILLE VIC 3178**

4 2 2

Sold Price RS $1,011,000 Sold Date 16-Dec-25

Distance 0.27km



**178 KAROO ROAD ROWVILLE VIC 3178**

4 2 2

Sold Price $1,120,000 Sold Date 19-Sep-25

Distance 1.21km



**43 SULLIVAN AVENUE LYSTERFIELD VIC 3156**

4 2 2

Sold Price $980,000 Sold Date 27-Nov-25

Distance 1km

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

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