Harcourts Rowville

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: 3 Dani Court, Rowville VIC 3178

Indicative selling price

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

Price range $1,025,000 to $1,125,000

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Median sale price

Median Price: $1,095,000
Property Type: House
Suburb: Rowville VIC 3178
Period From: April 2026 to June 2026
Source: REIV

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 |
|---|---|---|---|
|  | 23 Perri-Raso Rise, Rowville | $1,035,000 | 09/05/2026 |
|  | 7 Darling Court, Rowville | $1,030,000 | 20/04/2026 |
|  | 13 Bianca Court, Rowville | $1,030,000 | 18/04/2026 |

Statement of Information was prepared on: **6th July 2026**



CONSUMER AFFAIRS VICTORIA