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: 9 Colorado Crescent, Rowville VIC 3178

Indicative selling price

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

Price range $1,250,000 to $1,350,000

Median sale price

Median Price: $1,200,000
Property Type: House
Suburb: Rowville VIC 3178
Period From: Jan 2026 to Mar 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
	3 Stableford Court, Rowville	$1,315,000	06/05/2026
	6 Pitfield Crescent, Rowville	$1,255,000	25/03/2026
	37 Airedale Way, Rowville	$1,255,000	28/02/2026

This Statement of Information was prepared on: **4th June 2026**