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 The Fairway, Rowville, VIC. 3178

Indicative selling price

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

Price range $1,175,000 to $1,275,000

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
	12 Michigan Place, Rowville	$1,178,000	12/06/2026
	12 Superior Avenue, Ferntree Gully	$1,268,888	22/04/2026
	2 Carson Court, Rowville	$1,256,000	21/03/2026

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