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: 46 Sovereign Manors Crescent, Rowville VIC 3178

Indicative selling price

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

Price range $890,000 to $940,000

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

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 six months.

This Statement of Information was prepared on: **23rd August 2026**

CONSUMER AFFAIRS VICTORIA