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 Including suburb and postcode	22 TAMBOON DRIVE 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	$900,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,060,000	Property type	House	Suburb	Rowville
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
86 TAYLORS LANE ROWVILLE VIC 3178	$880,000	07-Apr-25
41 GOULBURN DRIVE ROWVILLE VIC 3178	-	10-May-25
41 BEXSARM CRESCENT ROWVILLE VIC 3178	$855,000	15-Mar-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: 07 July 2025

OBrien Real Estate

Obrien Real Estate Rowville
P 0397565900
M 0438769921
E rowville@obrienrealestate.com.au



86 TAYLORS LANE ROWVILLE VIC 3178

3 1 2

Sold Price RS $880,000 Sold Date 07-Apr-25

Distance 0.19km



41 GOULBURN DRIVE ROWVILLE VIC 3178

3 1 1

Sold Price RS UN - Sold Date 10-May-25

Distance 0.25km



41 BEXSARM CRESCENT ROWVILLE VIC 3178

3 1 2

Sold Price $855,000 Sold Date 15-Mar-25

Distance 0.53km

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

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