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	8 CANN PLACE 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~~		or range between	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,088,000	Property type	House	Suburb	Rowville
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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
9 KEIWA PLACE ROWVILLE VIC 3178	$956,800	25-Sep-25
22 TAMBOON DRIVE ROWVILLE VIC 3178	$900,000	07-Jul-25
62 EILDON PARADE ROWVILLE VIC 3178	$987,654	16-Jun-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: 13 October 2025

OBrien Real Estate

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9 KEIWA PLACE ROWVILLE VIC 3178

3 1 2

Sold Price RS $956,800 Sold Date 25-Sep-25

Distance 0.19km



22 TAMBOON DRIVE ROWVILLE VIC 3178

3 1 2

Sold Price $900,000 Sold Date 07-Jul-25

Distance 0.37km



62 EILDON PARADE ROWVILLE VIC 3178

3 1 2

Sold Price $987,654 Sold Date 16-Jun-25

Distance 0.41km

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

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