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	1/52 WILLOW AVENUE 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	$775,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	Unit	Suburb	Rowville
Period-from	01 Jan 2025	to	31 Dec 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
2/28 BURCHALL CRESCENT ROWVILLE VIC 3178	$835,000	13-Sep-25
1/21 CARDINIA WAY ROWVILLE VIC 3178	$830,000	26-May-25
2/5 GERANG CLOSE ROWVILLE VIC 3178	$807,000	23-Aug-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 January 2026

OBrien Real Estate

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2/28 BURCHALL CRESCENT ROWVILLE VIC 3178

3 2 2

Sold Price **$835,000** Sold Date **13-Sep-25**

Distance **0.64km**



1/21 CARDINIA WAY ROWVILLE VIC 3178

3 2 2

Sold Price **$830,000** Sold Date **26-May-25**

Distance **1.74km**



2/5 GERANG CLOSE ROWVILLE VIC 3178

3 2 1

Sold Price **$807,000** Sold Date **23-Aug-25**

Distance **1.81km**

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

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