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	148 Taylors Lane, Rowville Vic 3178

Indicative selling price

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

Range between $910,000 & $930,000

Median sale price

Median price $1,075,000 Property Type House Suburb Rowville

Period - From 04/09/2023 to 03/09/2024 Source REIV

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 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
1	76 Eildon Pde ROWVILLE 3178	$870,000	03/09/2024
2	21 Spruce Dr ROWVILLE 3178	$918,000	31/05/2024
3	10 Glenlea Cl ROWVILLE 3178	$902,000	04/05/2024

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 six months.~~

This Statement of Information was prepared on: 04/09/2024 11:22

148 Taylors Lane, Rowville Vic 3178

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3 1 2

Property Type: House
Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price
$910,000 - $930,000
Median House Price
04/09/2023 - 03/09/2024: $1,075,000

Comparable Properties



76 Eildon Pde ROWVILLE 3178 (REI)

3 1 2

Price: $870,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 676 sqm approx

Agent Comments



21 Spruce Dr ROWVILLE 3178 (REI/VG)

3 2 1

Price: $918,000
Method: Private Sale
Date: 31/05/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



10 Glenlea Cl ROWVILLE 3178 (REI/VG)

3 2 2

Price: $902,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

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