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	10 Gleneagles Court, Rowville Vic 3178

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,060,000 Property Type House Suburb Rowville

Period - From 01/01/2024 to 31/12/2024 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	38 Bridgewater Way ROWVILLE 3178	$1,290,000	01/03/2025
2	20 Cromwell Dr ROWVILLE 3178	$1,110,500	04/12/2024
3	14 Van Haaster Ct ROWVILLE 3178	$1,290,000	21/09/2024

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: 07/03/2025 14:11

10 Gleneagles Court, Rowville Vic 3178

Jimmy Zhang
8849 8088
0430 388 348
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5 2 2

Property Type: House
Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending December 2024: $1,060,000

Comparable Properties

38 Bridgewater Way ROWVILLE 3178 (REI)

5 3 2

Price: $1,290,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 814 sqm approx

Agent Comments



20 Cromwell Dr ROWVILLE 3178 (REI/VG)

4 2 2

Price: $1,110,500
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments



14 Van Haaster Ct ROWVILLE 3178 (REI/VG)

5 3 2

Price: $1,290,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 773 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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