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	40 Golding Avenue, Rowville Vic 3178

Indicative selling price

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

Single price $1,150,000

Median sale price

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

Period - From 01/04/2024 to 31/03/2025 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	10 Virgilia Ct ROWVILLE 3178	$1,100,000	20/06/2025
2	12 Wallingford Pl ROWVILLE 3178	$1,120,000	28/05/2025
3	12 Pia Dr ROWVILLE 3178	$1,182,500	29/03/2025

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: 21/06/2025 15:24

40 Golding Avenue, Rowville Vic 3178

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 618 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
Year ending March 2025: $1,060,000

Comparable Properties



10 Virgilia Ct ROWVILLE 3178 (REI)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 763 sqm approx

Agent Comments



12 Wallingford Pl ROWVILLE 3178 (REI)

4 2 2

Price: $1,120,000
Method: Private Sale
Date: 28/05/2025
Property Type: House

Agent Comments



12 Pia Dr ROWVILLE 3178 (REI)

4 2 1

Price: $1,182,500
Method: Auction Sale
Date: 29/03/2025
Property Type: House
Land Size: 987 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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