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	14 Cooper Road, Rowville VIC 3178

Indicative selling price

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

Range between $990,000 & $1,089,000

Median sale price

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

Period - From 21/02/2025 to 21/08/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
44 Goulburn Drive Rowville VIC 3178	$1,000,300	02/08/2025
1 Baringa Court Rowville VIC 3178	$1,030,000	06/05/2025
7 Dalby Close Rowville VIC 3178	$1,065,150	15/07/2025

This Statement of Information was prepared on: 22/08/2025