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	16 Tara Close, Rowville Vic 3178

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,173,000 Property Type House Suburb Rowville

Period - From 01/01/2025 to 31/12/2025 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	29 Liviana Dr ROWVILLE 3178	$1,300,000	02/10/2025
2	13 Richard Ct ROWVILLE 3178	$1,386,000	30/09/2025
3	28 Pia Dr ROWVILLE 3178	$1,286,500	24/07/2025

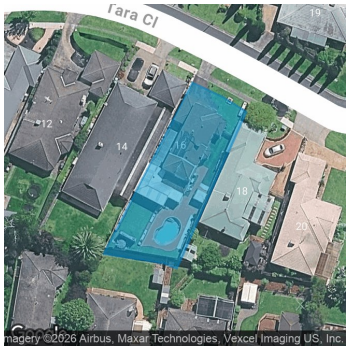
OR

~~**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: 12/01/2026 12:18

16 Tara Close, Rowville Vic 3178

Jimmy Zhang
8849 8088
0430 388 348
jimmyzhang@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 635 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
Year ending December 2025: $1,173,000

Comparable Properties



29 Liviana Dr ROWVILLE 3178 (REI/VG)

4 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments



13 Richard Ct ROWVILLE 3178 (REI/VG)

4 2 2

Price: $1,386,000
Method: Private Sale
Date: 30/09/2025
Property Type: House
Land Size: 827 sqm approx

Agent Comments



28 Pia Dr ROWVILLE 3178 (REI/VG)

4 2 2

Price: $1,286,500
Method: Private Sale
Date: 24/07/2025
Property Type: House
Land Size: 646 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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