

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

2/28 BURCHALL CRESCENT ROWVILLE VIC 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Rowville

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

2/34 SULLIVAN AVENUE Lysterfield VIC 3156	\$740,000	13-May-25
1/21 CARDINIA WAY ROWVILLE VIC 3178	\$830,000	17-Jun-25
9 ANTHONY DRIVE Lysterfield VIC 3156	\$852,000	15-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 19 August 2025

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**2/34 SULLIVAN AVENUE
LYSTERFIELD VIC 3156**

 3  2  1

Sold Price

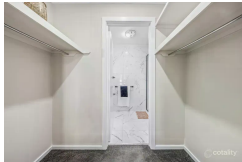
\$740,000

Sold Date

13-May-25

Distance

0.63km



**1/21 CARDINIA WAY ROWVILLE
VIC 3178**

 3  2  2

Sold Price

^{RS} **\$830,000**

Sold Date

17-Jun-25

Distance

1.47km



**9 ANTHONY DRIVE LYSTERFIELD
VIC 3156**

 3  2  1

Sold Price

\$852,000

Sold Date

15-Apr-25

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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