

## 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

8 BUCKINGHAM DRIVE ROWVILLE VIC 3178

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,151,000

Property type

House

Suburb

Rowville

Period-from

01 Jan 2025

to

31 Dec 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 36 BUCKINGHAM DRIVE ROWVILLE VIC 3178 | \$1,112,000 | 21-Jul-25 |
| 29 QUAIL WAY ROWVILLE VIC 3178        | \$1,122,000 | 06-Dec-25 |
| 4 TOWT COURT ROWVILLE VIC 3178        | \$1,070,000 | 01-Aug-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: 07 January 2026



### 36 BUCKINGHAM DRIVE ROWVILLE VIC 3178

 4  2  2

Sold Price **\$1,112,000** Sold Date **21-Jul-25**

Distance **0.28km**



### 29 QUAIL WAY ROWVILLE VIC 3178

 3  2  2

Sold Price <sup>RS</sup> **\$1,122,000** Sold Date **06-Dec-25**

Distance **1.81km**



### 4 TOWT COURT ROWVILLE VIC 3178

 3  2  2

Sold Price **\$1,070,000** Sold Date **01-Aug-25**

Distance **0.93km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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