

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

2/11 FOURTH AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Rowville

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/3 FOURTH AVENUE ROWVILLE VIC 3178	\$830,000	11-Oct-25
2/26 DESCHAMP CRESCENT ROWVILLE VIC 3178	\$851,000	01-Oct-25
1/4 LIDGATE AVENUE ROWVILLE VIC 3178	\$854,000	22-Nov-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: 04 February 2026



2/3 FOURTH AVENUE ROWVILLE VIC 3178

 3  2  2

Sold Price

\$830,000

Sold Date

11-Oct-25

Distance

0.07km



2/26 DESCHAMP CRESCENT ROWVILLE VIC 3178

 3  2  2

Sold Price

\$851,000

Sold Date

01-Oct-25

Distance

0.24km



1/4 LIDGATE AVENUE ROWVILLE VIC 3178

 3  2  2

Sold Price

^{RS} **\$854,000**

Sold Date

22-Nov-25

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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