

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

6 LODDON CLOSE 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,177,000

Property type

House

Suburb

Rowville

Period-from

01 Mar 2025

to

28 Feb 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

9 MISSISSIPPI CLOSE ROWVILLE VIC 3178	956888	04-Oct-25
68 DANDELION DRIVE ROWVILLE VIC 3178	955000	15-Nov-25
20 BEXSARM CRESCENT ROWVILLE VIC 3178	905000	24-Jan-26

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: 23 March 2026



**9 MISSISSIPPI CLOSE ROWVILLE
VIC 3178**

 4  2  4

Sold Price

956888 Sold Date **04-Oct-25**

Distance **1.37km**



**68 DANDELION DRIVE ROWVILLE
VIC 3178**

 3  2  2

Sold Price

955000 Sold Date **15-Nov-25**

Distance **0.53km**



**20 BEXSARM CRESCENT
ROWVILLE VIC 3178**

 3  2  3

Sold Price

^{RS} **905000** Sold Date **24-Jan-26**

Distance **0.66km**

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

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