

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

4/13 STAMFORD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,000

Property type

Unit

Suburb

Rowville

Period-from

01 Jul 2025

to

30 Jun 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

2/9 STAMFORD CRESCENT ROWVILLE VIC 3178	\$478,000	03-Mar-26
1/9 STAMFORD CRESCENT ROWVILLE VIC 3178	\$500,000	05-Mar-26
7/39 STAMFORD CRESCENT ROWVILLE VIC 3178	\$410,000	15-Mar-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: 20 July 2026



**2/9 STAMFORD CRESCENT
ROWVILLE VIC 3178**

 2  1  1

Sold Price **\$478,000** Sold Date **03-Mar-26**

Distance **0.04km**



**1/9 STAMFORD CRESCENT
ROWVILLE VIC 3178**

 2  1  1

Sold Price **\$500,000** Sold Date **05-Mar-26**

Distance **0.04km**



**7/39 STAMFORD CRESCENT
ROWVILLE VIC 3178**

 2  1  1

Sold Price **\$410,000** Sold Date **15-Mar-26**

Distance **0.23km**

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

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