

## 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

116 BRIDGEWATER WAY 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

\$910,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,194,000

Property type

House

Suburb

Rowville

Period-from

01 Sep 2025

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 30 GOULBURN DRIVE ROWVILLE VIC 3178 | \$980,000 | 29-Aug-26 |
| 14 VISTA CRESCENT ROWVILLE VIC 3178 | \$985,000 | 01-Aug-26 |
| 18 TAUPO CRESCENT ROWVILLE VIC 3178 | \$951,000 | 21-Aug-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: 06 September 2026



## 30 GOULBURN DRIVE ROWVILLE VIC 3178

3 2 2

Sold Price

<sup>RS</sup> **\$980,000** Sold Date **29-Aug-26**

Distance **0.88km**



## 14 VISTA CRESCENT ROWVILLE VIC 3178

4 2 2

Sold Price

<sup>RS</sup> **\$985,000** Sold Date **01-Aug-26**

Distance **1.01km**



## 18 TAUPO CRESCENT ROWVILLE VIC 3178

3 2 2

Sold Price

<sup>RS</sup> **\$951,000** Sold Date **21-Aug-26**

Distance **1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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