

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

262 KAROO ROAD 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

\$995,000

&

\$1,094,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

House

Suburb

Rowville

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

97 VICTORIA KNOX AVENUE ROWVILLE VIC 3178	\$1,175,000	06-Dec-24
55 FAIRWAY DRIVE ROWVILLE VIC 3178	\$1,230,100	21-Feb-25
7 VIEWGRAND RISE LYSTERFIELD VIC 3156	\$1,300,000	11-Dec-24

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: 05 March 2025



97 VICTORIA KNOX AVENUE ROWVILLE VIC 3178

4 2 2

Sold Price

\$1,175,000

Sold Date **06-Dec-24**

Distance

0.67km



55 FAIRWAY DRIVE ROWVILLE VIC 3178

4 2 -

Sold Price

^{RS} **\$1,230,100**

Sold Date **21-Feb-25**

Distance

0.69km



7 VIEWGRAND RISE LYSTERFIELD VIC 3156

4 2 2

Sold Price

\$1,300,000

Sold Date **11-Dec-24**

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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