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	90 SOVEREIGN MANORS 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	$699,000	&	759,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$752,000	Property type	Unit	Suburb	Rowville
Period-from	01 Jun 2025	to	31 May 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
1/134 MURRINDAL DRIVE ROWVILLE VIC 3178	$790,000	31-Mar-26
1/52 WILLOW AVENUE ROWVILLE VIC 3178	$835,000	30-Dec-25
1/6 JACOB DRIVE ROWVILLE VIC 3178	$860,500	21-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: 01 June 2026

Property Reports
M 1300867044
E colin@forsalebyowner.com.au



1/134 MURRINDAL DRIVE ROWVILLE VIC 3178

3 2 2

Sold Price RS $790,000 Sold Date 31-Mar-26

Distance 0.35km



1/52 WILLOW AVENUE ROWVILLE VIC 3178

3 2 -

Sold Price $835,000 Sold Date 30-Dec-25

Distance 0.66km



1/6 JACOB DRIVE ROWVILLE VIC 3178

3 1 1

Sold Price $860,500 Sold Date 21-Mar-26

Distance 0.58km

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

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