

## 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

1 CORHANWARRABUL CLOSE 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

\$1,125,000

&

\$1,225,000

### 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

|   |             |           |
|---|-------------|-----------|
| 19 TURRAMURRA DRIVE ROWVILLE VIC 3178   | \$1,150,000 | 29-Sep-25 |
| 5 BRIDGEWATER WAY ROWVILLE VIC 3178     | \$1,190,000 | 15-Nov-25 |
| 11 HAPPY VALLEY COURT ROWVILLE VIC 3178 | \$1,250,000 | 11-Sep-25 |

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: 16 March 2026



**19 TURRAMURRA DRIVE  
ROWVILLE VIC 3178**

 3  2  2

Sold Price **\$1,150,000** Sold Date **29-Sep-25**

Distance **1.46km**



**5 BRIDGEWATER WAY ROWVILLE  
VIC 3178**

 3  2  1

Sold Price **\$1,190,000** Sold Date **15-Nov-25**

Distance **1.49km**



**11 HAPPY VALLEY COURT  
ROWVILLE VIC 3178**

 3  2  2

Sold Price **\$1,250,000** Sold Date **11-Sep-25**

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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