

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

ROWVILLE VIC 3178

### Property offered for sale

Address  
Including suburb and  
postcode 34 ILLAWARRA AVENUE

### Indicative selling price range

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$725,000 & \$795,000

### Median sale price

Median price \$1,081,500 Property type HOUSE Suburb ROWVILLE

Period - From 31/11/2025 to 31/03/2026 Source REIV

### Comparable property sales

**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 six months.

This Statement of Information was prepared on: 31/03/2026