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	26 SEEBECK 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	$790,000	&	$850,000

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
10 WINALLA AVENUE ROWVILLE VIC 3178	$800,000	10-Feb-26
4 DOWELL COURT DANDENONG NORTH VIC 3175	$890,000	14-Jan-26
40 FILLMORE ROAD DANDENONG NORTH VIC 3175	$807,500	21-Feb-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.~~

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10 WINALLA AVENUE ROWVILLE VIC 3178

4 2 1

Sold Price **$800,000** Sold Date **10-Feb-26**

Distance **0.17km**



4 DOWELL COURT DANDENONG NORTH VIC 3175

4 2 2

Sold Price **$890,000** Sold Date **14-Jan-26**

Distance **1.87km**



40 FILLMORE ROAD DANDENONG NORTH VIC 3175

3 2 1

Sold Price RS **$807,500** Sold Date **21-Feb-26**

Distance **1.99km**

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

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