Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AFoftheEstateAgents Act 1980

Property offered for sale

Address Including suburb and postcode	18A BAREENA AVENUE ROWVILLE VIC 3178

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,000,000	&	$1,100,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price	$1,198,000	Property type	Other	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 arethe threepropertiessoldwithintwokilometresof theproperty 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
2 TANGLEWOOD ROAD ROWVILLE VIC 3178	$981,000	21-Feb-26
2/6 KALIMNA COURT ROWVILLE VIC 3178	$900,000	03-Mar-26
17 HEANY PARK ROAD ROWVILLE VIC 3178	$987,500	05-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: 16 June 2026

CONSUMER AFFAIRS VICTORIA

Ray White Judd White
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2 TANGLEWOOD ROAD ROWVILLE VIC 3178

4 2 1

Sold Price $981,000 Sold Date 21-Feb-26

Distance 0.3km

2/6 KALIMNA COURT ROWVILLE VIC 3178

3 2 2

Sold Price $900,000 Sold Date 03-Mar-26

Distance 1.45km

17 HEANY PARK ROAD ROWVILLE VIC 3178

3 2 2

Sold Price RS $987,500 Sold Date 05-Mar-26

Distance 1.6km

RS= Recent sale UN= Undisclosed Sale

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