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	18A BAREENA AVENUE 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,190,000	Property type	Other	Suburb	Rowville
Period-from	01 Jul 2025	to	30 Jun 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
17 HEANY PARK ROAD ROWVILLE VIC 3178	$987,500	05-Mar-26
38 DEBRA STREET ROWVILLE VIC 3178	$1,100,000	16-Mar-26
27 HALSBURY DRIVE ROWVILLE VIC 3178	$1,150,000	29-May-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: 21 July 2026

Ray White Judd White
P (03) 9518 7000
M 0401457755
E andrew.dimashki@raywhite.com



17 HEANY PARK ROAD ROWVILLE VIC 3178

3 2 2

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

Distance 1.6km



38 DEBRA STREET ROWVILLE VIC 3178

4 2 2

Sold Price $1,100,000 Sold Date 16-Mar-26

Distance 0.74km



27 HALSBURY DRIVE ROWVILLE VIC 3178

4 2 6

Sold Price RS $1,150,000 Sold Date 29-May-26

Distance 1.21km

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

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~~Single Price~~		or range between	$1,050,000	&	$1,150,000

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