

# 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

4/10 Stamford Crescent, Rowville Vic 3178

### Indicative selling price

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

Range between

\$825,000

&

\$895,000

### Median sale price

Median price

\$836,500

Property Type

Unit

Suburb

Rowville

Period - From

01/07/2025

to

30/09/2025

Source

REIV

### 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 six 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
1	1/4 Hillview Av ROWVILLE 3178	\$865,000	15/11/2025
2	2/26 Deschamp Cr ROWVILLE 3178	\$851,000	04/10/2025
3	2 Denver Cr ROWVILLE 3178	\$860,000	13/06/2025

**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 six months.~~

This Statement of Information was prepared on:

03/12/2025 22:56