

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

1/40 BERGINS 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

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

2/17 GILLIGANS COURT ROWVILLE VIC 3178	\$772,000	31-Jan-26
1/11 MINDARA AVENUE ROWVILLE VIC 3178	\$701,000	06-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.

This Statement of Information was prepared on: 05 March 2026



2/17 GILLIGANS COURT ROWVILLE VIC 3178

 3
  2
  1

^{RS} **\$772,000** Sold Date **31-Jan-26**

Distance **0.87km**



1/11 MINDARA AVENUE ROWVILLE VIC 3178

 3
  2
  1

^{RS} **\$701,000** Sold Date **06-Feb-26**

Distance **1.02km**

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

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