

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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,000

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

2/25 STAMFORD CRESCENT ROWVILLE VIC 3178	\$670,000	27-Feb-26
1/11 MINDARA AVENUE ROWVILLE VIC 3178	\$701,000	06-Feb-26
2/4 SUNSHINE STREET ROWVILLE VIC 3178	\$705,000	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.~~

This Statement of Information was prepared on: 23 March 2026


**2/25 STAMFORD CRESCENT
ROWVILLE VIC 3178**

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Sold Price

^{RS} **\$670,000**

 Sold Date **27-Feb-26**

 Distance **1.47km**

**1/11 MINDARA AVENUE ROWVILLE
VIC 3178**

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Sold Price

^{RS} **\$701,000**

 Sold Date **06-Feb-26**

 Distance **1.02km**

**2/4 SUNSHINE STREET ROWVILLE
VIC 3178**

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Sold Price

^{RS} **\$705,000**

 Sold Date **21-Feb-26**

 Distance **0.13km**

**1/5 SNOWY STREET DANDENONG
NORTH VIC 3175**

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Sold Price

\$730,000

 Sold Date **04-Oct-25**

 Distance **1.98km**
RS = Recent sale

UN = Undisclosed Sale

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