

# 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 7 Sunningdale Court, 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 \$1,650,000 & \$1,800,000

### Median sale price

Median price \$1,179,500 Property Type House Suburb Rowville

Period - From 26/03/2025 to 25/03/2026 Source Property Data

### 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	6 Salerno Way ROWVILLE 3178	\$1,792,000	09/02/2026
2	26 Ferrier Ct ROWVILLE 3178	\$1,700,000	05/01/2026
3	21 Candlebark Qdrnt ROWVILLE 3178	\$1,650,000	28/11/2025

**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: 26/03/2026 12:17