

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

3 Memory Lane, 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

\$820,000

&

\$890,000

**Median sale price**

Median price

\$1,200,000

Property Type

House

Suburb

Rowville

Period - From

01/01/2026

to

31/03/2026

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	2/6 Kalimna Ct ROWVILLE 3178	\$900,000	17/03/2026
2			
3			

**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:

17/04/2026 12:11