

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

23 Perri-raso Rise, Rowville Vic 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,055,000

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	42 Golding Av ROWVILLE 3178	\$1,222,000	02/05/2026
2	44 Shearer Dr ROWVILLE 3178	\$1,000,000	29/04/2026
3	4 Bareena Av ROWVILLE 3178	\$1,052,000	21/04/2026

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:

05/05/2026 12:10



 3  2  2

Property Type: House
Land Size: 606 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,055,000
Median House Price
 March quarter 2026: \$1,200,000

Comparable Properties



42 Golding Av ROWVILLE 3178 (REI)

Agent Comments

 3  2  2

Price: \$1,222,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House
Land Size: 617 sqm approx



44 Shearer Dr ROWVILLE 3178 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000
Method: Private Sale
Date: 29/04/2026
Property Type: House



4 Bareena Av ROWVILLE 3178 (REI)

Agent Comments

 3  2  4

Price: \$1,052,000
Method: Private Sale
Date: 21/04/2026
Property Type: House

Account - Barry Plant | P: 03 9803 0400