

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	12 Faldo Court, Rowville Vic 3178
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,050,000	&	\$1,150,000
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**Median sale price**

Median price	\$1,200,000	Property Type	House	Suburb	Rowville
Period - From	01/04/2025	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	4 Elba Ct ROWVILLE 3178	\$1,095,000	26/05/2026
2	9 Ashview Ct ROWVILLE 3178	\$1,152,000	04/05/2026
3	20 Bellfield Dr Lysterfield 3156	\$1,175,000	30/04/2026

**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:	16/06/2026 15:11
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