

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

70 Sovereign Manors Crescent, Rowville Vic 3178

Indicative selling price

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

Range between

\$800,000

&

\$870,000

Median sale price

Median price

\$1,173,000

Property Type

House

Suburb

Rowville

Period - From

13/08/2025

to

12/08/2026

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	49 Sovereign Manors Cr ROWVILLE 3178	\$870,000	06/07/2026
2	8 Humphreys Way ROWVILLE 3178	\$825,000	01/07/2026
3	4 Lonsdale Av ROWVILLE 3178	\$835,000	17/06/2026

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:

13/08/2026 13:52



 3  2  2

Property Type: House
Land Size: 344 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$870,000
Median House Price
13/08/2025 - 12/08/2026: \$1,173,000

Comparable Properties



49 Sovereign Manors Cr ROWVILLE 3178 (REI)

Agent Comments

 3  2  2

Price: \$870,000
Method: Private Sale
Date: 06/07/2026
Property Type: House
Land Size: 404 sqm approx



8 Humphreys Way ROWVILLE 3178 (REI)

Agent Comments

 3  2  2

Price: \$825,000
Method: Sold Before Auction
Date: 01/07/2026
Property Type: House (Res)
Land Size: 438 sqm approx



4 Lonsdale Av ROWVILLE 3178 (REI)

Agent Comments

 3  2  2

Price: \$835,000
Method: Private Sale
Date: 17/06/2026
Property Type: House
Land Size: 646 sqm approx

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