

# 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

11 Michigan Place, Rowville Vic 3178

### Indicative selling price

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

Single price \$910,000

### Median sale price

Median price \$1,173,000

Property Type House

Suburb Rowville

Period - From 01/01/2025

to 31/12/2025

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	21 Cooper Rd ROWVILLE 3178	\$997,500	18/02/2026
2	20 Bexsarm Cr ROWVILLE 3178	\$905,000	24/01/2026
3	18 Karoo Rd ROWVILLE 3178	\$860,000	15/10/2025

**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:

24/03/2026 14:01



 3    2    2

**Property Type:** House

**Agent Comments**

land size approx. 680sqm

**Indicative Selling Price**

\$910,000

**Median House Price**

Year ending December 2025: \$1,173,000

## Comparable Properties



**21 Cooper Rd ROWVILLE 3178 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$997,500

**Method:** Private Sale

**Date:** 18/02/2026

**Property Type:** House

**Land Size:** 679 sqm approx



**20 Bexsarm Cr ROWVILLE 3178 (REI)**

**Agent Comments**

 3    2    3

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 24/01/2026

**Property Type:** House

**Land Size:** 752 sqm approx



**18 Karoo Rd ROWVILLE 3178 (VG)**

**Agent Comments**

 3    1    1

**Price:** \$860,000

**Method:** Sale

**Date:** 15/10/2025

**Property Type:** House (Res)

**Land Size:** 628 sqm approx

**Account - Barry Plant** | P: 03 9874 3355