

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

1/5 SEEBECK ROAD ROWVILLE VIC 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Rowville

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

2/202 WARADGERY DRIVE ROWVILLE VIC 3178	\$750,000	22-Nov-25
1/12 PROSPECT HILL CRESCENT DANDENONG NORTH VIC 3175	\$675,000	30-Apr-26

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 6 months.

This Statement of Information was prepared on: 02 May 2026



2/202 WARADGERY DRIVE ROWVILLE VIC 3178

 3  1  2

Sold Price **\$750,000** Sold Date **22-Nov-25**

Distance **1.72km**



1/12 PROSPECT HILL CRESCENT DANDENONG NORTH VIC 3175

 3  1  1

Sold Price ^{RS} **\$675,000** ^{UN} Sold Date **30-Apr-26**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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