

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

17 Rowan Court, Belmont Vic 3216

Indicative selling price

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

Range between \$849,000 & \$899,000

Median sale price

Median price \$760,000 Property Type House Suburb Belmont

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 five kilometres of the property for sale in the last 18 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	7 St Cloud Ct HIGHTON 3216	\$935,000	11/04/2026
2	66 Balcombe Rd NEWTOWN 3220	\$915,000	28/03/2026
3	190 South Valley Rd HIGHTON 3216	\$877,500	17/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

04/05/2026 10:19



4
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 2

Property Type: House
Land Size: 705 sqm approx
 Agent Comments

Indicative Selling Price
 \$849,000 - \$899,000
Median House Price
 March quarter 2026: \$760,000

Comparable Properties



7 St Cloud Ct HIGHTON 3216 (REI)

Agent Comments

4
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 1

Price: \$935,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 718 sqm approx



66 Balcombe Rd NEWTOWN 3220 (REI)

Agent Comments

3
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Price: \$915,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 715 sqm approx



190 South Valley Rd HIGHTON 3216 (REI/VG)

Agent Comments

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 4

Price: \$877,500
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 720 sqm approx

Account - Jellis Craig | P: 03 5222 7325