

Harcourts Rowville

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: **24 Avalon Road, Rowville VIC 3178**

Indicative selling price

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

Price range **\$900,000 to \$990,000**

Median sale price

Median Price: **\$1,095,000**
Property Type: **House**
Suburb: **Rowville VIC 3178**
Period From: **April 2026 to June 2026**
Source: **REIV**

Comparable property sales

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
	4 Pia Drive, Rowville	\$941,500	18/08/2026
	46 Carrara Road, Rowville	\$961,000	07/07/2026
	81 Mantung Crescent, Rowville	\$975,000	27/05/2026

This Statement of Information was prepared on: **7th September 2026**