

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

26 Denver Crescent, Rowville Vic 3178

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Rowville

Period - From 11/06/2025

to 10/06/2026

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	8B Airedale Way ROWVILLE 3178	\$875,000	02/06/2026
2	11 Michigan Pl ROWVILLE 3178	\$900,000	15/04/2026
3	45 Murray Cr ROWVILLE 3178	\$850,000	12/03/2026

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:

11/06/2026 14:05

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Indicative Selling Price

\$820,000 - \$900,000

Median House Price

11/06/2025 - 10/06/2026: \$1,180,000



3 1 1

Rooms: 3

Property Type: House

Land Size: 602 sqm approx

Agent Comments

Comparable Properties



8B Airedale Way ROWVILLE 3178 (REI)

4 2 2

Price: \$875,000

Method:

Date: 02/06/2026

Property Type: House

Agent Comments

Land:452m2



11 Michigan PI ROWVILLE 3178 (REI/VG)

3 2 2

Price: \$900,000

Method: Private Sale

Date: 15/04/2026

Property Type: House (Res)

Land Size: 680 sqm approx

Agent Comments



45 Murray Cr ROWVILLE 3178 (VG)

3 - -

Price: \$850,000

Method: Sale

Date: 12/03/2026

Property Type: House (Res)

Land Size: 632 sqm approx

Agent Comments

1bath 1car

Account - Jellis Craig | P: 03 88498088