

## 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 SEEBECK ROAD ROWVILLE VIC 3178

### Indicative selling price

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

Single Price

or range  
between

\$840,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,177,000

Property type

House

Suburb

Rowville

Period-from

01 Mar 2025

to

28 Feb 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 27 HALSBURY DRIVE ROWVILLE VIC 3178 | \$800,000 | 22-Sep-25 |
| 10 WINALLA AVENUE ROWVILLE VIC 3178 | \$800,000 | 10-Feb-26 |
| 127 SEEBECK ROAD ROWVILLE VIC 3178  | \$920,000 | 23-Nov-25 |

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: 12 March 2026



**27 HALSBURY DRIVE ROWVILLE  
VIC 3178**

4 2 6

Sold Price

**\$800,000**

Sold Date

**22-Sep-25**

Distance

**1.35km**



**10 WINALLA AVENUE ROWVILLE  
VIC 3178**

4 2 1

Sold Price

Sold Date

**10-Feb-26**

Distance

**0.17km**



**127 SEEBECK ROAD ROWVILLE  
VIC 3178**

3 2 2

Sold Price

**\$920,000**

Sold Date

**23-Nov-25**

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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