

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

33 Turramurra Drive, Rowville Vic 3178

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Rowville

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	10 Morton PI ROWVILLE 3178	\$1,000,000	28/06/2026
2	6 Armstrong Dr ROWVILLE 3178	\$1,050,000	25/06/2026
3	59 Woodside Dr ROWVILLE 3178	\$1,050,000	12/06/2026

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:

01/09/2026 14:12



 4  2  2

Property Type: House
Land Size: 760 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,078,000
Median House Price
Year ending June 2026: \$1,200,000

Comparable Properties



10 Morton PI ROWVILLE 3178 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000
Method: Private Sale
Date: 28/06/2026
Property Type: House
Land Size: 738 sqm approx



6 Armstrong Dr ROWVILLE 3178 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,050,000
Method: Sold Before Auction
Date: 25/06/2026
Property Type: House (Res)
Land Size: 815 sqm approx



59 Woodside Dr ROWVILLE 3178 (REI)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 12/06/2026
Property Type: House
Land Size: 736 sqm approx

Account - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983