

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 36 Sovereign Manors Crescent, Rowville, VIC-3178

Indicative selling price

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

Single price or range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,153,922 Property type House Suburb Rowville

Period - From May 2026 to May 2026 Source Cotality

Comparable property sales

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: 07/09/2026