

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

48 Simon Avenue, Rowville Vic 3178

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Rowville

Period - From 01/04/2025

to 31/03/2026

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	24 Taupo Cr ROWVILLE 3178	\$1,100,000	17/03/2026
2	7 Dandrea Ct ROWVILLE 3178	\$1,130,000	12/03/2026
3	55 Colorado Cr ROWVILLE 3178	\$1,200,000	24/01/2026

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:

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$1,200,000



 4  2  2

Property Type: House

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



24 Taupo Cr ROWVILLE 3178 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 17/03/2026

Property Type: House

Land Size: 732 sqm approx



7 Dandrea Ct ROWVILLE 3178 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,130,000

Method: Private Sale

Date: 12/03/2026

Property Type: House

Land Size: 724 sqm approx



55 Colorado Cr ROWVILLE 3178 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Auction Sale

Date: 24/01/2026

Property Type: House (Res)

Land Size: 781 sqm approx

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