

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

62 Murrindal Drive, Rowville Vic 3178

Indicative selling price

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

Range between \$975,000

&

\$1,035,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Rowville

Period - From 06/08/2025

to

05/08/2026

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	6 Wattle CI ROWVILLE 3178	\$1,000,000	14/07/2026
2	65 Taldra Dr FERNTREE GULLY 3156	\$985,000	03/06/2026
3	46 Taupo Cr ROWVILLE 3178	\$1,028,000	20/03/2026

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:

06/08/2026 10:29



4 2 2

Property Type: House
Land Size: 502 sqm approx
Agent Comments

Indicative Selling Price
\$975,000 - \$1,035,000
Median House Price
06/08/2025 - 05/08/2026: \$1,170,000

Comparable Properties



6 Wattle CI ROWVILLE 3178 (REI)

Agent Comments

4 2 3

Price: \$1,000,000
Method: Private Sale
Date: 14/07/2026
Property Type: House
Land Size: 749 sqm approx

65 Taldra Dr FERNTREE GULLY 3156 (VG)

Agent Comments

4 - -

Price: \$985,000
Method: Sale
Date: 03/06/2026
Property Type: House (Res)
Land Size: 642 sqm approx

46 Taupo Cr ROWVILLE 3178 (VG)

Agent Comments

4 - -

Price: \$1,028,000
Method: Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 653 sqm approx