

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

7 Bernard Hamilton Way, Rowville Vic 3178

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

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	13 Bailey James Ct ROWVILLE 3178	\$1,250,000	30/04/2026
2	3 Ling Dr ROWVILLE 3178	\$1,325,000	18/02/2026
3	3 Merion Ct ROWVILLE 3178	\$1,360,000	11/12/2025

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:

06/05/2026 15:50



5 2 2

Property Type: House
Land Size: 721 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000

Median House Price
Year ending March 2026: \$1,200,000

Comparable Properties



13 Bailey James Ct ROWVILLE 3178 (REI)

Agent Comments

5 2 2

Price: \$1,250,000
Method: Private Sale
Date: 30/04/2026
Property Type: House



3 Ling Dr ROWVILLE 3178 (REI/VG)

Agent Comments

5 2 2

Price: \$1,325,000
Method: Private Sale
Date: 18/02/2026
Property Type: House
Land Size: 725 sqm approx



3 Merion Ct ROWVILLE 3178 (REI/VG)

Agent Comments

5 2 2

Price: \$1,360,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 786 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481