

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

301/1088 STUD ROAD ROWVILLE VIC 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,000

Property type

Unit

Suburb

Rowville

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

107/1088 STUD ROAD ROWVILLE VIC 3178	\$442,000	20-Oct-25
204/1088 STUD ROAD ROWVILLE VIC 3178	\$430,000	16-Oct-25
210/1088 STUD ROAD ROWVILLE VIC 3178	\$405,000	18-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 23 March 2026



**107/1088 STUD ROAD ROWVILLE
VIC 3178**

 2  1  1

Sold Price

\$442,000

Sold Date

20-Oct-25

Distance

0km



**204/1088 STUD ROAD ROWVILLE
VIC 3178**

 2  1  1

Sold Price

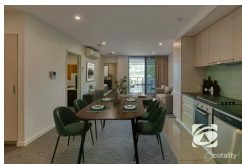
\$430,000

Sold Date

16-Oct-25

Distance

0km



**210/1088 STUD ROAD ROWVILLE
VIC 3178**

 2  1  1

Sold Price

\$405,000

Sold Date

18-Dec-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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