

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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,000

Property type

Unit

Suburb

Rowville

Period-from

01 Jun 2025

to

31 May 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

106/1098 STUD ROAD ROWVILLE VIC 3178	\$445,000	12-Mar-26
204/1098 STUD ROAD ROWVILLE VIC 3178	\$436,400	29-May-26

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: 17 June 2026


**106/1098 STUD ROAD ROWVILLE
VIC 3178**

Sold Price

\$445,000

Sold Date

12-Mar-26
 2
  1
  1

Distance

0.09km

**204/1098 STUD ROAD ROWVILLE
VIC 3178**

Sold Price

^{RS} **\$436,400**

Sold Date

29-May-26
 2
  1
  1

Distance

0.09km
RS = Recent sale

UN = Undisclosed Sale

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