

Harcourts Rowville

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: **203/1098 Stud Road, Rowville, VIC 3178**

Indicative selling price

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

Price range **\$410,000 to \$450,000**

Median sale price

Median Price: **\$744,000**

Property Type: **Unit**

Suburb: **Rowville VIC 3178**

Period From: **April 2025 to June 2025**

Source: **REIV**

Comparable property sales

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
	9/1086 Stud Road Rowville	\$460,000	22/08/2025
	305/1088 Stud Road Rowville	\$445,000	15/06/2025
	10/1084 Stud Road Rowville	\$430,000	28/04/2025

This Statement of Information was prepared on: 1st September 2025