

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: **205/1088 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: **\$730,000**
Property Type: **Unit**
Suburb: **Rowville VIC 3178**
Period From: **April 2026 to June 2026**
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
	204/1098 Stud Road, Rowville	\$436,400	29/05/2026
	7/39 Stamford Crescent, Rowville	\$410,000	15/03/2026
	106/1098 Stud Road, Rowville	\$445,000	12/03/2026

This Statement of Information was prepared on: **6th July 2026**