

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

\$790,000

Property type

Unit

Suburb

Rowville

Period-from

01 Apr 2025

to

31 Mar 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

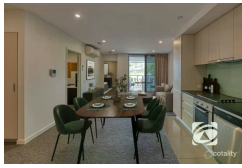
Date of sale

210/1088 STUD ROAD ROWVILLE VIC 3178	\$405,000	18-Dec-25
106/1098 STUD ROAD ROWVILLE VIC 3178	\$445,000	08-Apr-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: 27 April 2026


**210/1088 STUD ROAD ROWVILLE
VIC 3178**
 2
  1
  1

Sold Price

\$405,000

Sold Date

18-Dec-25

Distance

0km

**106/1098 STUD ROAD ROWVILLE
VIC 3178**
 2
  1
  1

Sold Price

^{RS} **\$445,000**

Sold Date

08-Apr-26

Distance

0.09km
RS = Recent sale

UN = Undisclosed Sale

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