

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

11/747 Stud Road, Scoresby Vic 3179

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$784,500

Property Type

Unit

Suburb

Scoresby

Period - From

11/11/2024

to

10/11/2025

Source

Property Data

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 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
1	6/637 Stud Rd SCORESBY 3179	\$659,900	29/08/2025
2	7/690 Stud Rd SCORESBY 3179	\$620,000	16/07/2025
3	3/637 Stud Rd SCORESBY 3179	\$648,000	14/07/2025

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 six months.~~

This Statement of Information was prepared on:

11/11/2025 13:57

11/747 Stud Road, Scoresby Vic 3179



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$680,000
Median Unit Price
11/11/2024 - 10/11/2025: \$784,500

Comparable Properties

6/637 Stud Rd SCORESBY 3179 (VG) **Agent Comments**

2 - -

Price: \$659,900
Method: Sale
Date: 29/08/2025
Property Type: Flat/Unit/Apartment (Res)



7/690 Stud Rd SCORESBY 3179 (REI/VG) **Agent Comments**

2 1 1

Price: \$620,000
Method: Private Sale
Date: 16/07/2025
Property Type: Townhouse (Single)

3/637 Stud Rd SCORESBY 3179 (VG) **Agent Comments**

2 - -

Price: \$648,000
Method: Sale
Date: 14/07/2025
Property Type: Strata Unit/Flat

Account - McGrath Doncaster | P: 03 8822 6188



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