

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

2/1102 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

\$798,800

~~or range
between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Rowville

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

5/1102 STUD ROAD ROWVILLE VIC 3178	\$788,800	01-Oct-24
11/1102 STUD ROAD ROWVILLE VIC 3178	\$769,800	07-Sep-24
12/1102 STUD ROAD ROWVILLE VIC 3178	\$744,396	14-Nov-24

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: 14 May 2025



5/1102 STUD ROAD ROWVILLE VIC 3178 Sold Price **\$788,800** Sold Date **01-Oct-24**

 3  2  1 Distance **0km**



11/1102 STUD ROAD ROWVILLE VIC 3178 Sold Price **\$769,800** Sold Date **07-Sep-24**

 3  2  1 Distance **0km**



12/1102 STUD ROAD ROWVILLE VIC 3178 Sold Price **\$744,396** Sold Date **14-Nov-24**

 3  -  - Distance **0km**



10/1102 STUD ROAD ROWVILLE VIC 3178 Sold Price **\$769,800** Sold Date **12-Jun-24**

 3  2  - Distance **0km**



15/9 HILLVIEW AVENUE ROWVILLE VIC 3178 Sold Price **\$778,000** Sold Date **24-Mar-24**

 3  2  2 Distance **0.19km**



2/8 ELIZABETH COURT ROWVILLE VIC 3178 Sold Price **\$868,500** Sold Date **16-Mar-24**

 3  2  1 Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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