

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: 204/1165 Stud Road, Rowville VIC 3178

Indicative selling price

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

Price range **\$320,000 to \$350,000**

Median sale price

Median Price: **\$820,000**
Property Type: **Unit**
Suburb: **Rowville VIC 3178**
Period From: **January 2025 to March 2025**
Source: **REIV**

Comparable property sales

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: **1st July 2025**