

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

210/1088 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

Unit

Suburb

Rowville

Period-from

01 Dec 2024

to

30 Nov 2025

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

307/1088 STUD ROAD ROWVILLE VIC 3178	\$384,000	15-Aug-24
102/1088 STUD ROAD ROWVILLE VIC 3178	\$400,000	05-Oct-25
107/1088 STUD ROAD ROWVILLE VIC 3178	\$410,000	13-Aug-18

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: 04 December 2025

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**307/1088 STUD ROAD ROWVILLE
VIC 3178**

Sold Price

\$384,000

Sold Date

15-Aug-24

2

1

1

Distance

0km



**102/1088 STUD ROAD ROWVILLE
VIC 3178**

Sold Price

\$400,000

Sold Date

05-Oct-25

2

1

1

Distance

0km



**107/1088 STUD ROAD ROWVILLE
VIC 3178**

Sold Price

\$410,000

Sold Date

13-Aug-18

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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