

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

1/1114 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,000

Property type

Unit

Suburb

Rowville

Period-from

01 Sep 2025

to

31 Aug 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

6/1114 STUD ROAD ROWVILLE VIC 3178	\$570,000	18-Sep-26
9/1114 STUD ROAD ROWVILLE VIC 3178	\$575,000	25-Jun-26
3/15 FULHAM ROAD ROWVILLE VIC 3178	\$560,000	11-Aug-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: 28 September 2026

AREASPECIALIST

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6/1114 STUD ROAD ROWVILLE VIC 3178

Sold Price

^{RS}

\$570,000

Sold Date

18-Sep-26

 2

 1

 1

Distance

0km



9/1114 STUD ROAD ROWVILLE VIC 3178

Sold Price

\$575,000

Sold Date

25-Jun-26

 2

 1

 1

Distance

0km



3/15 FULHAM ROAD ROWVILLE VIC 3178

Sold Price

\$560,000

Sold Date

11-Aug-26

 2

 1

 1

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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