

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

14/1102 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

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

Unit

Suburb

Rowville

Period-from

01 Nov 2024

to

31 Oct 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

2/33 DESCHAMP CRESCENT ROWVILLE VIC 3178	\$950,000	28-Aug-25
1/2A CLAUSCEN DRIVE ROWVILLE VIC 3178	\$930,000	25-Jun-25
2/68 SEEBECK ROAD ROWVILLE VIC 3178	\$1,082,000	09-Aug-25

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: 24 November 2025

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**2/33 DESCHAMP CRESCENT
ROWVILLE VIC 3178**

4 2 2

Sold Price **\$950,000** Sold Date **28-Aug-25**

Distance **0.27km**



**1/2A CLAUSCEN DRIVE ROWVILLE
VIC 3178**

4 2 2

Sold Price **\$930,000** Sold Date **25-Jun-25**

Distance **1.3km**



**2/68 SEEBECK ROAD ROWVILLE
VIC 3178**

4 3 2

Sold Price **\$1,082,000** Sold Date **09-Aug-25**

Distance **2.14km**

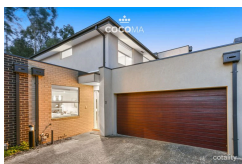


**7 ALANDOWN CLOSE KNOXFIELD
VIC 3180**

4 3 2

Sold Price **\$875,000** Sold Date **02-Apr-25**

Distance **3.18km**



**2 ALANDOWN CLOSE KNOXFIELD
VIC 3180**

4 3 2

Sold Price **\$860,000** Sold Date **18-Oct-24**

Distance **3.18km**



**4/47 SALERNO WAY ROWVILLE
VIC 3178**

4 2 1

Sold Price **\$797,500** Sold Date **23-Sep-24**

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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