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: 103/1098 Stud Road, Rowville VIC 3178

Indicative selling price

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

Price range $440,000 to $480,000

Median sale price

Median Price: $619,000
Property Type: Unit
Suburb: Rowville VIC 3178
Period From: Oct 2025 to Dec 2025
Source: REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
	107/1088 Stud Road, Rowville	$445,000	20/10/2025
	10/1086 Stud Road, Rowville	$460,000	23/09/2025
	9/1086 Stud Road, Rowville	$460,000	13/08/2025

This Statement of Information was prepared on: **21st January 2026**