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	305/1088 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	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Rowville
Period-from	01 Nov 2024	to	01 May 2025	Source	Corelogic

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
1/13 STAMFORD CRESCENT ROWVILLE VIC 3178	$468,000	25-Mar-25
6/9 STAMFORD CRESCENT ROWVILLE VIC 3178	$482,000	06-Nov-24

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: 01 May 2025

Bruce Liu
M 0424576188
E bliu@buxton.com.au



1/13 STAMFORD CRESCENT ROWVILLE VIC 3178

2 1 1

Sold Price **$468,000** Sold Date **25-Mar-25**

Distance **0.06km**



6/9 STAMFORD CRESCENT ROWVILLE VIC 3178

2 1 1

Sold Price **$482,000** Sold Date **06-Nov-24**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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