

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

10/39 STAMFORD CRESCENT 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

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

107/1098 STUD ROAD ROWVILLE VIC 3178	\$425,000	28-Oct-25
107/1088 STUD ROAD ROWVILLE VIC 3178	\$442,000	20-Oct-25
204/1088 STUD ROAD ROWVILLE VIC 3178	\$430,000	16-Oct-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: 17 December 2025



**107/1098 STUD ROAD ROWVILLE
VIC 3178**

Sold Price

\$425,000

Sold Date

28-Oct-25

 2

 1

 1

Distance

0.19km



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

Sold Price

\$442,000

Sold Date

20-Oct-25

 2

 1

 1

Distance

0.27km



**204/1088 STUD ROAD ROWVILLE
VIC 3178**

Sold Price

\$430,000

Sold Date

16-Oct-25

 2

 1

 1

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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