

## 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

2/9 STAMFORD CRESCENT ROWVILLE VIC 3178

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$780,000

Property type

Unit

Suburb

Rowville

Period-from

01 Feb 2025

to

31 Jan 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

107/1088 STUD ROAD ROWVILLE VIC 3178	\$442,000	20-Oct-25
9/1086 STUD ROAD ROWVILLE VIC 3178	\$460,000	13-Aug-25
10/1086 STUD ROAD ROWVILLE VIC 3178	\$460,000	23-Sep-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: 02 February 2026

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**107/1088 STUD ROAD ROWVILLE  
VIC 3178**
 2
  1
  1

Sold Price

**\$442,000**

Sold Date

**20-Oct-25**

Distance

**0.05km**

**9/1086 STUD ROAD ROWVILLE  
VIC 3178**
 2
  1
  1

Sold Price

**\$460,000**

Sold Date

**13-Aug-25**

Distance

**0.05km**

**10/1086 STUD ROAD ROWVILLE  
VIC 3178**
 2
  1
  1

Sold Price

Sold Date

**23-Sep-25**

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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