

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

737 STUD ROAD SCORESBY VIC 3179

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

\$1,060,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Scoresby

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

1/4 WHITE ROAD WANTIRNA SOUTH VIC 3152	\$1,080,000	09-Mar-25
2/68 SEEBECK ROAD ROWVILLE VIC 3178	\$1,082,000	09-Aug-25
1/11 ATTENBOROUGH SQUARE WANTIRNA VIC 3152	\$1,120,000	28-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: 24 February 2026



1/4 WHITE ROAD WANTIRNA SOUTH VIC 3152

 4
  3
  2

Sold Price **\$1,080,000** Sold Date **09-Mar-25**

Distance **2.84km**



2/68 SEEBECK ROAD ROWVILLE VIC 3178

 4
  3
  2

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

Distance **4.69km**



1/11 ATTENBOROUGH SQUARE WANTIRNA VIC 3152

 4
  3
  2

Sold Price **\$1,120,000** Sold Date **28-Oct-25**

Distance **4.3km**

RS = Recent sale

UN = Undisclosed Sale

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