

# 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

2/703 Stud Road, Scoresby Vic 3179

### Indicative selling price

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

Range between \$660,000 & \$720,000

### Median sale price

Median price \$802,000 Property Type Unit Suburb Scoresby

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 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
1	5/637 Stud Rd SCORESBY 3179	\$645,000	05/09/2025
2	6/637 Stud Rd SCORESBY 3179	\$659,900	29/08/2025
3	4/92 Anne Rd KNOXFIELD 3180	\$720,000	27/08/2025

**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 six months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$660,000 - \$720,000

**Median Unit Price**

Year ending December 2025: \$802,000



 2    1    1

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 214 sqm approx

Agent Comments

## Comparable Properties

5/637 Stud Rd SCORESBY 3179 (VG)

Agent Comments

 2    -    -

**Price:** \$645,000

**Method:** Sale

**Date:** 05/09/2025

**Property Type:** Flat/Unit/Apartment (Res)

6/637 Stud Rd SCORESBY 3179 (VG)

Agent Comments

 2    -    -

**Price:** \$659,900

**Method:** Sale

**Date:** 29/08/2025

**Property Type:** Flat/Unit/Apartment (Res)



4/92 Anne Rd KNOXFIELD 3180 (REI/VG)

Agent Comments

 2    1    1

**Price:** \$720,000

**Method:** Sold Before Auction

**Date:** 27/08/2025

**Property Type:** Unit

**Land Size:** 294 sqm approx

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