

# 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

11/747 Stud Road, Scoresby Vic 3179

### Indicative selling price

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

Single price

\$680,000

### Median sale price

Median price

\$784,500

Property Type

Unit

Suburb

Scoresby

Period - From

11/11/2024

to

10/11/2025

Source

Property Data

### 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 | 6/637 Stud Rd SCORESBY 3179    | \$659,900 | 29/08/2025   |
| 2 | 7/690 Stud Rd SCORESBY 3179    | \$620,000 | 16/07/2025   |
| 3 | 3/637 Stud Rd SCORESBY 3179    | \$648,000 | 14/07/2025   |

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:

11/11/2025 13:57

11/747 Stud Road, Scoresby Vic 3179



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

**Indicative Selling Price**  
\$680,000  
**Median Unit Price**  
11/11/2024 - 10/11/2025: \$784,500

## Comparable Properties

**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)



**7/690 Stud Rd SCORESBY 3179 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 16/07/2025  
**Property Type:** Townhouse (Single)

**3/637 Stud Rd SCORESBY 3179 (VG)** **Agent Comments**

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**Price:** \$648,000  
**Method:** Sale  
**Date:** 14/07/2025  
**Property Type:** Strata Unit/Flat

**Account - McGrath Doncaster** | P: 03 8822 6188



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