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	
1	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$775,000	&	\$850,000
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Median sale price

Median price	\$915,000	Pro	perty Type	Unit		Suburb	Chadstone
Period - From	01/04/2024	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	3/2 Moorong St CHADSTONE 3148	\$846,000	29/03/2025
2	1/1 Margot St CHADSTONE 3148	\$800,000	17/12/2024
3	15 Drummond St CHADSTONE 3148	\$840,000	02/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/05/2025 09:45













Property Type: Strata Dwelling Agent Comments

Indicative Selling Price \$775,000 - \$850,000 Median Unit Price Year ending March 2025: \$915,000

Comparable Properties



3/2 Moorong St CHADSTONE 3148 (REI)

3





a

Price: \$846,000 Method: Auction Sale Date: 29/03/2025

Property Type: Townhouse (Res)

Agent Comments



1/1 Margot St CHADSTONE 3148 (REI/VG)

•=

3







2

Agent Comments

Price: \$800,000 Method: Private Sale Date: 17/12/2024 Property Type: Unit

Land Size: 288 sqm approx

15 Drummond St CHADSTONE 3148 (REI/VG)



2





λ.

Agent Comments



Price: \$840,000 Method: Private Sale Date: 02/12/2024

Property Type: House (Res) Land Size: 604 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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