

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

13c Elaroo Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,280,000

&

\$1,350,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Chadstone

Period - From 01/01/2026

to 31/03/2026

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	2/137 Power Av CHADSTONE 3148	\$1,241,000	11/04/2026
2	23 Beckett St CHADSTONE 3148	\$1,420,000	21/02/2026
3	27a Bolwarra St CHADSTONE 3148	\$1,510,000	29/11/2025

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:

04/05/2026 18:41



 4  3.5  1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,350,000

Median House Price
March quarter 2026: \$1,360,000

Comparable Properties



2/137 Power Av CHADSTONE 3148 (REI)

Agent Comments

 4  3  2

Price: \$1,241,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)
Land Size: 200 sqm approx



23 Beckett St CHADSTONE 3148 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,420,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 210 sqm approx



27a Bolwarra St CHADSTONE 3148 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,510,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481