

# 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

19 Torquay Avenue, Chadstone Vic 3148

### Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

### 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 | 1 Ipydene Ct CHADSTONE 3148      | \$1,420,000 | 09/05/2026   |
| 2 | 11 Pamela St MOUNT WAVERLEY 3149 | \$1,411,000 | 21/02/2026   |
| 3 | 9 Ladner Ct CHADSTONE 3148       | \$1,410,000 | 10/02/2026   |

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:

19/05/2026 14:25

19 Torquay Avenue, Chadstone Vic 3148



Tony Doh  
03 9818 1888  
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tony.doh@belleproperty.com

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

March quarter 2026: \$1,360,000



3 2 3

**Property Type:** House (Res)

**Land Size:** 655 sqm approx

**Agent Comments**

## Comparable Properties



**1 Ipydene Ct CHADSTONE 3148 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** House

**Land Size:** 653 sqm approx



**11 Pamela St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,411,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**9 Ladner Ct CHADSTONE 3148 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,410,000

**Method:** Private Sale

**Date:** 10/02/2026

**Property Type:** House

**Account - Belle Property Glen Iris | P: 03 98181888**



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