

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

2/1 Cabena Crescent, Chadstone Vic 3148

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,061,500

Property Type Townhouse

Suburb Chadstone

Period - From 25/02/2025

to

24/02/2026

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	2/3 Kalymna Gr CHADSTONE 3148	\$859,000	09/01/2026
2	2/20 Hillcrest Av CHADSTONE 3148	\$875,000	25/10/2025
3	2/18 Cabena Cr CHADSTONE 3148	\$938,000	10/10/2025

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:

25/02/2026 11:06



 2  2  2

Property Type: Townhouse

Land Size: 214 approx sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

25/02/2025 - 24/02/2026: \$1,061,500

Comparable Properties



2/3 Kalymna Gr CHADSTONE 3148 (REI)

Agent Comments

 2  2  1

Price: \$859,000

Method: Private Sale

Date: 09/01/2026

Property Type: Townhouse (Single)



2/20 Hillcrest Av CHADSTONE 3148 (REI/VG)

Agent Comments

 2  1  1

Price: \$875,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit

Land Size: 247 sqm approx



2/18 Cabena Cr CHADSTONE 3148 (REI/VG)

Agent Comments

 3  2  2

Price: \$938,000

Method: Sold Before Auction

Date: 10/10/2025

Property Type: Townhouse (Res)

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036