

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

29 Carramar Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,267,500

Property Type House

Suburb Chadstone

Period - From 06/05/2024

to

05/05/2025

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.

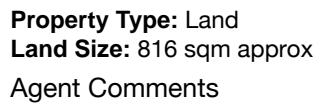
	Address of comparable property	Price	Date of sale
1	20 Binalong Av CHADSTONE 3148	\$2,150,000	26/03/2025
2	5 Yooralla St ASHWOOD 3147	\$2,500,000	27/02/2025
3	6 Condah Ct ASHWOOD 3147	\$2,360,000	22/02/2025

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:

06/05/2025 12:12



06/05/2024 - 05/05/2025: \$1,267,500

A photograph of a modern, two-story house with a light-colored facade and a dark roof. The house features a large, single-car garage on the left side and a paved driveway leading to it. The front of the house has a small garden area with a low hedge and a paved path leading to the front door. The house is surrounded by greenery, including trees and shrubs. The sky is blue with some clouds.

Price: \$2,150,000
Method: Private Sale
Date: 26/03/2025
Property Type: House

A photograph of a two-story brick house with a white garage door and a central arched entrance. The house has a dark roof and several windows. The entrance is a large archway. The house is surrounded by a lawn and some trees.

Price: \$2,500,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Price: \$2,360,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 876 sqm approx



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THE DIFFERENCE



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.