

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

33 Dundee Avenue, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Chadstone

Period - From 01/04/2026

to

30/06/2026

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	1296 Dandenong Rd MURRUMBEENA 3163	\$1,190,000	22/08/2026
2	613 Waverley Rd MALVERN EAST 3145	\$1,270,000	05/08/2026
3	21 Meadows Ct CHADSTONE 3148	\$1,200,000	06/06/2026

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:

30/08/2026 15:06



Property Type: House

Land Size: 850 approx sqm approx

Agent Comments

House in original condition. Needs major renovations or rebuild. Land has substantial slope. Currently vacant.

Comparable Properties



1296 Dandenong Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,190,000

Method: Auction Sale

Date: 22/08/2026

Property Type: House (Res)



613 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,270,000

Method: Private Sale

Date: 05/08/2026

Property Type: House

Land Size: 781 sqm approx



21 Meadows Ct CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 06/06/2026

Property Type: House (Res)

Land Size: 601 sqm approx