

## 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

55 DRUMMOND STREET CHADSTONE VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,231,750

Property type

House

Suburb

Chadstone

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

51 DRUMMOND STREET CHADSTONE VIC 3148	\$1,200,000	09-Jan-25
10 DUNDEE AVENUE CHADSTONE VIC 3148	\$1,258,888	10-May-25

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 6 months.

This Statement of Information was prepared on: 21 May 2025

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**51 DRUMMOND STREET  
CHADSTONE VIC 3148** 3  1  2

Sold Price

**\$1,200,000** Sold Date **09-Jan-25**

Distance

**0.04km****10 DUNDEE AVENUE CHADSTONE  
VIC 3148** 3  1  2

Sold Price

<sup>RS</sup> **\$1,258,888** Sold Date **10-May-25**

Distance

**0.17km****RS** = Recent sale**UN** = Undisclosed Sale

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