

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

6 BEATRICE AVENUE CHADSTONE VIC 3148

Indicative selling price

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

Single Price

or range
between

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,336,500

Property type

House

Suburb

Chadstone

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

8 DUNDEE AVENUE CHADSTONE VIC 3148	\$1,360,000	27-Mar-26
22 HAIG STREET BURWOOD VIC 3125	\$1,300,000	28-Mar-26
33 OAKERN STREET MOUNT WAVERLEY VIC 3149	\$1,460,000	06-Jun-26

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: 19 June 2026

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**8 DUNDEE AVENUE CHADSTONE
VIC 3148**

 3  1  2

Sold Price

\$1,360,000

Sold Date

27-Mar-26

Distance

1.9km



**22 HAIG STREET BURWOOD VIC
3125**

 3  1  1

Sold Price

\$1,300,000

Sold Date

28-Mar-26

Distance

1.81km



**33 OAKERN STREET MOUNT
WAVERLEY VIC 3149**

 4  2  2

Sold Price

^{RS} **\$1,460,000**

Sold Date

06-Jun-26

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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