

# 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

2/34 Swanson Crescent, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$660,000

### Median sale price

Median price \$915,000

Property Type Unit

Suburb Chadstone

Period - From 01/04/2024

to

31/03/2025

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	6/2 Kelly St CHADSTONE 3148	\$610,000	17/12/2024
2	3/17 Cabena Cr CHADSTONE 3148	\$630,050	13/11/2024
3	9/167 Atherton Rd OAKLEIGH 3166	\$610,000	26/10/2024

**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:

15/04/2025 15:41



Property Type:  
Agent Comments

Indicative Selling Price  
\$600,000 - \$660,000  
Median Unit Price  
Year ending March 2025: \$915,000

## Comparable Properties



6/2 Kelly St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$610,000  
Method: Private Sale  
Date: 17/12/2024  
Property Type: Unit



3/17 Cabena Cr CHADSTONE 3148 (VG)

Agent Comments



Price: \$630,050  
Method: Sale  
Date: 13/11/2024  
Property Type: Flat/Unit/Apartment (Res)



9/167 Atherton Rd OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$610,000  
Method: Auction Sale  
Date: 26/10/2024  
Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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