

# 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

1/12 Thurloo 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)

Range between

\$1,150,000

&

\$1,265,000

### Median sale price

Median price

\$1,020,500

Property Type

Townhouse

Suburb

Chadstone

Period - From

21/03/2024

to

20/03/2025

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 | 2/19 Thurloo St CHADSTONE 3148 | \$1,200,000 | 15/03/2025   |
| 2 | 2/59 Cleveland Rd ASHWOOD 3147 | \$1,185,000 | 03/03/2025   |
| 3 | 1/30 Hiscock St CHADSTONE 3148 | \$1,230,000 | 21/12/2024   |

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:

21/03/2025 15:12



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,150,000 - \$1,265,000  
Median Townhouse Price  
21/03/2024 - 20/03/2025: \$1,020,500

## Comparable Properties



2/19 Thurloo St CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,200,000  
Method: Auction Sale  
Date: 15/03/2025  
Property Type: Townhouse (Res)



2/59 Cleveland Rd ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,185,000  
Method: Private Sale  
Date: 03/03/2025  
Property Type: Townhouse (Single)



1/30 Hiscock St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$1,230,000  
Method: Private Sale  
Date: 21/12/2024  
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9803 0400