

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

1/337 HUNTINGDALE ROAD 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Chadstone

Period-from

01 Apr 2024

to

31 Mar 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

3/8A ATKINSON STREET CHADSTONE VIC 3148	\$1,070,000	19-Oct-24
1/44 LEONIE AVENUE MOUNT WAVERLEY VIC 3149	\$1,020,000	15-Feb-25
1/39 THERESE AVENUE MOUNT WAVERLEY VIC 3149	\$1,090,000	24-Nov-24

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: 07 April 2025



3/8A ATKINSON STREET CHADSTONE VIC 3148

4 3 2

Sold Price **\$1,070,000** Sold Date **19-Oct-24**

Distance **1.19km**



1/44 LEONIE AVENUE MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price **\$1,020,000** Sold Date **15-Feb-25**

Distance **1.38km**



1/39 THERESE AVENUE MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price **\$1,090,000** Sold Date **24-Nov-24**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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