

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

1/37 BURTON STREET 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

\$840,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Oct 2024

to

30 Sep 2025

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

8/1 MAXINE COURT MOUNT WAVERLEY VIC 3149	\$760,000	12-Jul-25
2/20 HOWARD AVENUE MOUNT WAVERLEY VIC 3149	\$960,000	09-Jul-25
1/7 CONDAH COURT ASHWOOD VIC 3147	\$767,790	02-Jul-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: 07 October 2025


**8/1 MAXINE COURT MOUNT
WAVERLEY VIC 3149**

 2
  1
  2

Sold Price **\$760,000** Sold Date **12-Jul-25**

Distance **0.82km**


**2/20 HOWARD AVENUE MOUNT
WAVERLEY VIC 3149**

 2
  1
  1

Sold Price **\$960,000** Sold Date **09-Jul-25**

Distance **0.69km**


**1/7 CONDAH COURT ASHWOOD
VIC 3147**

 2
  1
  1

Sold Price **\$767,790** Sold Date **02-Jul-25**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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