

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

1/5 BAMBIL 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

or range
between

\$865,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Mar 2025

to

28 Feb 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

1/2A VISION STREET CHADSTONE VIC 3148	\$900,000	12-Mar-26
19/36-52 QUEENS PARADE ASHWOOD VIC 3147	\$885,500	02-Jan-26
1/5 MONTROSE STREET ASHWOOD VIC 3147	\$960,000	13-Dec-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: 16 March 2026



**1/2A VISION STREET CHADSTONE
VIC 3148**

 3  1  2

Sold Price

^{RS} **\$900,000**

Sold Date

12-Mar-26

Distance

0.65km



**19/36-52 QUEENS PARADE
ASHWOOD VIC 3147**

 3  2  1

Sold Price

\$885,500

Sold Date

02-Jan-26

Distance

1.18km



**1/5 MONTROSE STREET
ASHWOOD VIC 3147**

 3  2  -

Sold Price

\$960,000

Sold Date

13-Dec-25

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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