

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

1/77 Waverley Road, Chadstone VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$771,250

Property Type

Unit

Suburb

Chadstone

Period - From

19/05/2025

to

18/11/2025

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/28 Melinga Crescent Chadstone VIC 3148	\$905,000	30/10/2025
3/7 Moona Court Chadstone VIC 3148	\$920,888	19/09/2025
3/15 Hillcrest Avenue Chadstone VIC 3148	\$930,000	29/05/2025

This Statement of Information was prepared on:

19/11/2025