

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

10 ILLAWARRA CLOSE 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

\$1,490,000

&

\$1,630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Chadstone

Period-from

01 Aug 2024

to

31 Jul 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

558 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$1,450,000	23-Jun-25
36 SHERWOOD ROAD MOUNT WAVERLEY VIC 3149	\$1,504,000	29-Mar-25
4A SALISBURY ROAD ASHWOOD VIC 3147	\$1,535,000	05-Mar-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.

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**558 HUNTINGDALE ROAD MOUNT
WAVERLEY VIC 3149**

Sold Price

\$1,450,000

Sold Date **23-Jun-25**

3 2 2

Distance **0.76km**



**36 SHERWOOD ROAD MOUNT
WAVERLEY VIC 3149**

Sold Price

\$1,504,000

Sold Date **29-Mar-25**

3 2 2

Distance **1.97km**



**4A SALISBURY ROAD ASHWOOD
VIC 3147**

Sold Price

\$1,535,000

Sold Date **05-Mar-25**

4 3 1

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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