

## 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

2/13 BATESFORD ROAD CHADSTONE VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$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

2/5 KATTA COURT ASHWOOD VIC 3147	\$1,008,000	15-Jul-25
1/135 WAVERLEY ROAD CHADSTONE VIC 3148	\$1,061,500	12-Apr-25
3/555 WAVERLEY ROAD MALVERN EAST VIC 3145	\$1,045,000	28-May-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



**2/5 KATTA COURT ASHWOOD VIC 3147**

Sold Price

**\$1,008,000**

Sold Date

**15-Jul-25**

 3

 2

 2

Distance

**0.95km**



**1/135 WAVERLEY ROAD CHADSTONE VIC 3148**

Sold Price

**\$1,061,500**

Sold Date

**12-Apr-25**

 3

 2

 2

Distance

**1km**



**3/555 WAVERLEY ROAD MALVERN EAST VIC 3145**

Sold Price

**\$1,045,000**

Sold Date

**28-May-25**

 3

 2

 2

Distance

**1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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