

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

2/15 Timmings Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$920,000

Property Type Unit

Suburb Chadstone

Period - From 01/10/2024

to 30/09/2025

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/17 Hillcrest Av CHADSTONE 3148	\$900,000	06/10/2025
2	12/32 Adrian St CHADSTONE 3148	\$850,000	28/06/2025
3	16/32 Adrian St CHADSTONE 3148	\$920,000	14/06/2025

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 six months.~~

This Statement of Information was prepared on:

12/11/2025 15:06



 3  1  2

Property Type: Townhouse
(Single)
Land Size: 203 sqm approx
Agent Comments

Indicative Selling Price

\$880,000 - \$968,000

Median Unit Price

Year ending September 2025: \$920,000

Comparable Properties

2/17 Hillcrest Av CHADSTONE 3148 (VG)

Agent Comments

 3  -  -

Price: \$900,000

Method: Sale

Date: 06/10/2025

Property Type: Flat/Unit/Apartment (Res)



12/32 Adrian St CHADSTONE 3148 (VG)

Agent Comments

 3  -  -

Price: \$850,000

Method: Sale

Date: 28/06/2025

Property Type: Strata Unit/Townhouse - Conjoined



16/32 Adrian St CHADSTONE 3148 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222