

## 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

2/31 BURTON STREET CHADSTONE VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$979,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 4/15 TIMMINGS STREET CHADSTONE VIC 3148 | \$970,000 | 20-Sep-25 |
| 2/18 CABENA CRESCENT CHADSTONE VIC 3148 | \$938,000 | 10-Oct-25 |
| 16/32 ADRIAN STREET CHADSTONE VIC 3148  | \$920,000 | 14-Jun-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: 17 October 2025



**4/15 TIMMINGS STREET  
CHADSTONE VIC 3148**

 3  2  2

Sold Price

<sup>RS</sup> **\$970,000** Sold Date **20-Sep-25**

Distance **1.52km**



**2/18 CABENA CRESCENT  
CHADSTONE VIC 3148**

 3  2  2

Sold Price

<sup>RS</sup> **\$938,000** Sold Date **10-Oct-25**

Distance **2.06km**



**16/32 ADRIAN STREET  
CHADSTONE VIC 3148**

 3  2  2

Sold Price

**\$920,000** Sold Date **14-Jun-25**

Distance **1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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