

# 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

2/39 Jindabyne Avenue, Chadstone VIC 3148

### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Chadstone

Period - From

11/10/2024

to

10/04/2025

Source

core\_logic

### 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 |
|---|-------------|--------------|
| 2/77 Atkinson Street Chadstone VIC 3148 | \$1,002,500 | 27/03/2025   |
| 4/31 Burton Street Chadstone VIC 3148   | \$1,011,000 | 01/03/2025   |
| 2/186 Power Avenue Chadstone VIC 3148   | \$1,086,000 | 15/02/2025   |

This Statement of Information was prepared on:

11/04/2025