

## 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

2/7 ASHBY COURT 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

\$1,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$799,444

Property type

Unit

Suburb

Chadstone

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 2/322 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149 | \$1,265,000 | 31-May-25 |
| 3/4-6 MADISON COURT MOUNT WAVERLEY VIC 3149 | \$1,320,000 | 28-Mar-25 |
| 2/4 WEABRA COURT CHADSTONE VIC 3148         | \$1,245,000 | 31-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: 30 June 2025



**2/322 WAVERLEY ROAD MOUNT  
WAVERLEY VIC 3149**

3 2 2

Sold Price

<sup>RS</sup> **\$1,265,000**

Sold Date

**31-May-25**

Distance

**1.27km**



**3/4-6 MADISON COURT MOUNT  
WAVERLEY VIC 3149**

3 2 2

Sold Price

**\$1,320,000**

Sold Date

**28-Mar-25**

Distance

**1.04km**



**2/4 WEABRA COURT CHADSTONE  
VIC 3148**

3 2 2

Sold Price

<sup>RS</sup> **\$1,245,000**

Sold Date

**31-May-25**

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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