

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

22 BARADINE STREET CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see 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

\$1,200,000

Property type

House

Suburb

Chadstone

Period-from

01 Sep 2024

to

31 Aug 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

7 ILLAWARRA CLOSE CHADSTONE VIC 3148	\$891,000	01-Apr-25
25B BRIGGS STREET MOUNT WAVERLEY VIC 3149	\$982,500	07-Mar-25
38 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	\$1,080,000	14-Jul-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: 05 September 2025



7 ILLAWARRA CLOSE CHADSTONE VIC 3148

 3
  2
  2

Sold Price \$891,000 Sold Date 01-Apr-25

Distance 0.45km

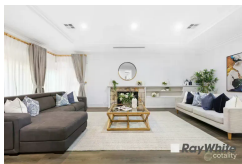


25B BRIGGS STREET MOUNT WAVERLEY VIC 3149

 3
  2
  2

Sold Price \$982,500 Sold Date 07-Mar-25

Distance 1.77km



38 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166

 3
  2
  2

Sold Price ^{RS} \$1,080,000 Sold Date 14-Jul-25

Distance 1.78km

RS = Recent sale **UN** = Undisclosed Sale

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