

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

29 Carramar Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,267,500

Property Type House

Suburb Chadstone

Period - From 06/05/2024

to 05/05/2025

Source Property Data

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	20 Binalong Av CHADSTONE 3148	\$2,150,000	26/03/2025
2	5 Yooralla St ASHWOOD 3147	\$2,500,000	27/02/2025
3	6 Condah Ct ASHWOOD 3147	\$2,360,000	22/02/2025

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:

06/05/2025 12:12



Property Type: Land
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
06/05/2024 - 05/05/2025: \$1,267,500

Comparable Properties



20 Binalong Av CHADSTONE 3148 (REI)

Agent Comments



Price: \$2,150,000
Method: Private Sale
Date: 26/03/2025
Property Type: House



5 Yooralla St ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$2,500,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)
Land Size: 645 sqm approx



6 Condah Ct ASHWOOD 3147 (REI)

Agent Comments



Price: \$2,360,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 876 sqm approx