

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

3/46 DRUMMOND 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

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

2/7 RAE STREET CHADSTONE VIC 3148	\$733,500	05-Feb-25
1/35 TIMMINGS STREET CHADSTONE VIC 3148	\$750,000	18-Apr-25
3/3 KALYMNA GROVE CHADSTONE VIC 3148	\$680,000	06-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 June 2025

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2/7 RAE STREET CHADSTONE VIC 3148

Sold Price

\$733,500

Sold Date

05-Feb-25
 2

 1

 1

Distance

0.11km

1/35 TIMMINGS STREET CHADSTONE VIC 3148

Sold Price

\$750,000

Sold Date

18-Apr-25
 3

 1

 2

Distance

0.5km

3/3 KALYMNA GROVE CHADSTONE VIC 3148

Sold Price

^{RS} **\$680,000** ^{UN}

Sold Date

06-Jun-25
 2

 1

 1

Distance

0.99km
RS = Recent sale

UN = Undisclosed Sale

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