

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 Yarrinup Avenue, Chadstone VIC 3148

Indicative selling price

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

Single price

\$1,245,000

Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Chadstone

Period - From

24/04/2025

to

23/10/2025

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 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
1 Elaroo Street Chadstone VIC 3148	\$1,265,000	09/10/2025
1 Binalong Avenue Chadstone VIC 3148	\$1,305,500	13/09/2025
126 Power Avenue Chadstone VIC 3148	\$1,200,000	13/06/2025

This Statement of Information was prepared on:

24/10/2025