

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

4/15 Timmings Street, Chadstone Vic 3148

Indicative selling price

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

Range between

\$880,000

&

\$968,000

Median sale price

Median price

\$1,110,000

Property Type

Townhouse

Suburb

Chadstone

Period - From

22/08/2024

to

21/08/2025

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	2/1 Bletchley Rd HUGHESDALE 3166	\$948,500	26/07/2025
2	16/32 Adrian St CHADSTONE 3148	\$920,000	14/06/2025
3	2/21 Timmings St CHADSTONE 3148	\$950,000	30/05/2025

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:

22/08/2025 14:40

4/15 Timmings Street, Chadstone Vic 3148



Peter Liu
0451367278
peter.liu@raywhite.com



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median Townhouse Price
22/08/2024 - 21/08/2025: \$1,110,000

Comparable Properties



2/1 Bletchley Rd HUGHESDALE 3166 (REI)

Agent Comments

3 2 2

Price: \$948,500
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)



16/32 Adrian St CHADSTONE 3148 (REI)

Agent Comments

3 2 2

Price: \$920,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)



2/21 Timmings St CHADSTONE 3148 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 30/05/2025
Property Type: Townhouse (Single)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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