

# 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

40 Mawarra Crescent, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,370,000

Property Type House

Suburb Chadstone

Period - From 01/07/2025

to

30/09/2025

Source REIV

### 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 Hillside Rd MOUNT WAVERLEY 3149 | \$1,627,000 | 08/11/2025   |
| 2 | 69 Mayfield Dr MOUNT WAVERLEY 3149 | \$1,505,000 | 16/10/2025   |
| 3 | 13 Swanson Cr CHADSTONE 3148       | \$1,580,000 | 31/05/2025   |

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:

20/11/2025 11:18

**Property Type:** House (Res)**Land Size:** 598 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

September quarter 2025: \$1,370,000

## Comparable Properties

**20 Hillside Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

**Price:** \$1,627,000**Method:** Auction Sale**Date:** 08/11/2025**Property Type:** House (Res)**Land Size:** 725 sqm approx**69 Mayfield Dr MOUNT WAVERLEY 3149 (REI)**

Agent Comments

**Price:** \$1,505,000**Method:** Sold Before Auction**Date:** 16/10/2025**Property Type:** House (Res)**Land Size:** 725 sqm approx**13 Swanson Cr CHADSTONE 3148 (REI/VG)**

Agent Comments

**Price:** \$1,580,000**Method:** Auction Sale**Date:** 31/05/2025**Property Type:** House (Res)**Land Size:** 805 sqm approx

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