

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

64 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

\$1,060,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,203,000

Property type

House

Suburb

Chadstone

Period-from

01 Jul 2024

to

30 Jun 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

12 WAVERLEY ROAD CHADSTONE VIC 3148	\$950,000	24-Apr-25
115 POWER AVENUE CHADSTONE VIC 3148	\$1,140,000	15-Jun-25
34 MARGOT STREET CHADSTONE VIC 3148	\$1,180,000	08-Feb-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: 09 July 2025



12 WAVERLEY ROAD CHADSTONE VIC 3148

3 1 1

Sold Price

\$950,000

Sold Date

24-Apr-25

Distance

0.66km



115 POWER AVENUE CHADSTONE VIC 3148

3 1 -

Sold Price

^{RS} **\$1,140,000**

Sold Date

15-Jun-25

Distance

1.46km



34 MARGOT STREET CHADSTONE VIC 3148

3 1 -

Sold Price

\$1,180,000

Sold Date

08-Feb-25

Distance

1.03km



51 DRUMMOND STREET CHADSTONE VIC 3148

3 1 2

Sold Price

\$1,200,000

Sold Date

09-Jan-25

Distance

0.09km



10 DUNDEE AVENUE CHADSTONE VIC 3148

3 1 2

Sold Price

^{RS} **\$1,258,888**

Sold Date

10-May-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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