

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

1/6 MUDGEE COURT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Chadstone

Period-from

01 May 2024

to

30 Apr 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

3/15 HILLCREST AVENUE CHADSTONE VIC 3148	\$930,000	19-Apr-25
1/1 MARGOT STREET CHADSTONE VIC 3148	\$800,000	17-Dec-24
2/12 HALLIDAY STREET MOUNT WAVERLEY VIC 3149	\$881,000	16-Nov-24

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: 02 May 2025

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**3/15 HILLCREST AVENUE
CHADSTONE VIC 3148**

 3  2  1

Sold Price ^{RS} **\$930,000** ^{UN} Sold Date **19-Apr-25**

Distance **0.91km**



**1/1 MARGOT STREET CHADSTONE
VIC 3148**

 3  1  1

Sold Price **\$800,000** Sold Date **17-Dec-24**

Distance **0.94km**



**2/12 HALLIDAY STREET MOUNT
WAVERLEY VIC 3149**

 3  1  1

Sold Price **\$881,000** Sold Date **16-Nov-24**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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