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	2/285 - 287 Huntingdale Road, Chadstone Vic 3148

Indicative selling price

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

Single price $795,000

Median sale price

Median price $869,000 Property Type Unit Suburb Chadstone

Period - From 02/05/2025 to 01/05/2026 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	3/28 Park La MOUNT WAVERLEY 3149	$790,000	21/03/2026
2	2/452 Huntingdale Rd MOUNT WAVERLEY 3149	$733,300	21/02/2026
3	10 Cudgee Ct ASHWOOD 3147	$770,000	15/02/2026

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: 02/05/2026 17:06

2/285 - 287 Huntingdale Road, Chadstone Vic 3148

OBrien Real Estate



2 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$795,000
Median Unit Price
02/05/2025 - 01/05/2026: $869,000

Comparable Properties



3/28 Park La MOUNT WAVERLEY 3149 (REI)

2 1 1

Price: $790,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 233 sqm approx

Agent Comments



2/452 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

2 1 2

Price: $733,300
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit
Land Size: 180 sqm approx

Agent Comments



10 Cudgee Ct ASHWOOD 3147 (REI/VG)

2 1 1

Price: $770,000
Method: Private Sale
Date: 15/02/2026
Property Type: Townhouse (Res)
Land Size: 181 sqm approx

Agent Comments

Account - O'Brien Real Estate Vermont | P: 03 9087 1087

REIV THE DIFFERENCE

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