

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

6 BEATRICE AVENUE 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,341,500

Property type

House

Suburb

Chadstone

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

97 POWER AVENUE CHADSTONE VIC 3148	\$1,200,000	18-Apr-26
13 FAIRVIEW ROAD MOUNT WAVERLEY VIC 3149	\$1,300,000	22-May-26
36 CLEVELAND ROAD ASHWOOD VIC 3147	\$1,354,000	21-Feb-26

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: 17 July 2026

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**97 POWER AVENUE CHADSTONE
VIC 3148**

 3  1  -

Sold Price

\$1,200,000

Sold Date

18-Apr-26

Distance

0.49km



**13 FAIRVIEW ROAD MOUNT
WAVERLEY VIC 3149**

 3  1  1

Sold Price

\$1,300,000

Sold Date

22-May-26

Distance

1.07km



**36 CLEVELAND ROAD ASHWOOD
VIC 3147**

 3  1  2

Sold Price

\$1,354,000

Sold Date

21-Feb-26

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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