

# 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

28 Baradine Street, 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,336,500

Property Type

House

Suburb

Chadstone

Period - From

15/11/2025

to

14/05/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Mark Court Chadstone VIC 3148	\$1,125,000	24/03/2026
2/230 Waverley Road Mount Waverley VIC 3149	\$1,125,000	15/11/2025
20 Olympian Avenue Mount Waverley VIC 3149	\$900,000	10/12/2025

This Statement of Information was prepared on:

15/05/2026