

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 406/70 Batesford Road, Chadstone Vic 3148

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$845,444 Property Type Unit Suburb Chadstone

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	2/696 Waverley Rd MALVERN EAST 3145	\$355,000	05/05/2026
2	226/70 Batesford Rd CHADSTONE 3148	\$336,000	17/03/2026
3	305/70 Batesford Rd CHADSTONE 3148	\$372,000	28/02/2026

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: 26/05/2026 11:51



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
March quarter 2026: \$845,444

Comparable Properties



2/696 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 05/05/2026
Property Type: Unit



226/70 Batesford Rd CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$336,000
Method: Private Sale
Date: 17/03/2026
Property Type: Apartment



305/70 Batesford Rd CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$372,000
Method: Private Sale
Date: 28/02/2026
Property Type: Apartment

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