

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

2/1 Dundee Avenue, Chadstone Vic 3148

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Chadstone

Period - From 01/01/2025 to 31/12/2025 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	1/16 Westbrook St CHADSTONE 3148	\$980,000	23/01/2026
2	2/1 Timmings St CHADSTONE 3148	\$838,000	18/12/2025
3	1/21 Swanson Cr CHADSTONE 3148	\$950,000	21/03/2026

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:

06/04/2026 14:27



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
Year ending December 2025: \$1,330,000

Comparable Properties

1/16 Westbrook St CHADSTONE 3148 (VG)

[Agent Comments](#)

3 - -

Price: \$980,000
Method: Sale
Date: 23/01/2026
Property Type: Flat/Unit/Apartment (Res)



2/1 Timmings St CHADSTONE 3148 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$838,000
Method: Private Sale
Date: 18/12/2025
Property Type: Unit
Land Size: 277 sqm approx



1/21 Swanson Cr CHADSTONE 3148 (REI)

[Agent Comments](#)

3 1 2

Price: \$950,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 396 sqm approx

Account - VICPROP | P: 03 8888 1011