

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

18 Chalet Road, Badger Creek Vic 3777

Indicative selling price

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

Range between \$690,000 & \$749,000

Median sale price

Median price \$715,000 Property Type House Suburb Badger Creek

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	475 Don Rd BADGER CREEK 3777	\$710,000	13/01/2026
2	23 Badger Av BADGER CREEK 3777	\$714,500	31/12/2025
3	30 Hannover Rd BADGER CREEK 3777	\$700,000	01/12/2025

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 948 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$749,000
Median House Price
Year ending December 2025: \$715,000

Comparable Properties



475 Don Rd BADGER CREEK 3777 (REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 13/01/2026
Property Type: House
Land Size: 657 sqm approx



23 Badger Av BADGER CREEK 3777 (REI/VG)

Agent Comments



Price: \$714,500
Method: Private Sale
Date: 31/12/2025
Property Type: House
Land Size: 832 sqm approx



30 Hannover Rd BADGER CREEK 3777 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 864 sqm approx