

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 \$1,100,000 & \$1,210,000

Median sale price

Median price \$932,944 Property Type Unit Suburb Chadstone

Period - From 01/07/2025 to 30/09/2025 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	22 Baradine St CHADSTONE 3148	\$1,202,500	04/10/2025
2	6 Clyde St OAKLEIGH 3166	\$1,100,000	31/05/2025
3	2/4 Weabra Ct CHADSTONE 3148	\$1,245,000	31/05/2025

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:

14/10/2025 10:46



 3  2  2

Property Type:

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median Unit Price

September quarter 2025: \$932,944

Comparable Properties



22 Baradine St CHADSTONE 3148 (REI)

 3  2  1

Price: \$1,202,500

Method: Sold Before Auction

Date: 04/10/2025

Property Type: House (Res)

Agent Comments

Inferior location, larger land size



6 Clyde St OAKLEIGH 3166 (REI/VG)

 2  1  -

Price: \$1,100,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 304 sqm approx

Agent Comments

Superior location, inferior internal size



2/4 Weabra Ct CHADSTONE 3148 (REI/VG)

 3  2  2

Price: \$1,245,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)

Land Size: 260 sqm approx

Agent Comments

Superior accommodation, Inferior location

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036



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