

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

118/70 BATESFORD ROAD CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Aug 2025

to

31 Jul 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 6 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

423/70 BATESFORD ROAD CHADSTONE VIC 3148	\$453,000	30-May-26
414/70 BATESFORD ROAD CHADSTONE VIC 3148	\$450,000	28-May-26
430/70 BATESFORD ROAD CHADSTONE VIC 3148	\$470,000	28-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 12 August 2026



423/70 BATESFORD ROAD CHADSTONE VIC 3148

 2
  1
  -

Sold Price **\$453,000** Sold Date **30-May-26**

Distance **0km**



414/70 BATESFORD ROAD CHADSTONE VIC 3148

 2
  1
  1

Sold Price **\$450,000** Sold Date **28-May-26**

Distance **0km**



430/70 BATESFORD ROAD CHADSTONE VIC 3148

 2
  1
  2

Sold Price **\$470,000** Sold Date **28-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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