

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 40 Bolwarra Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Chadstone

Period - From 01/10/2025 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.

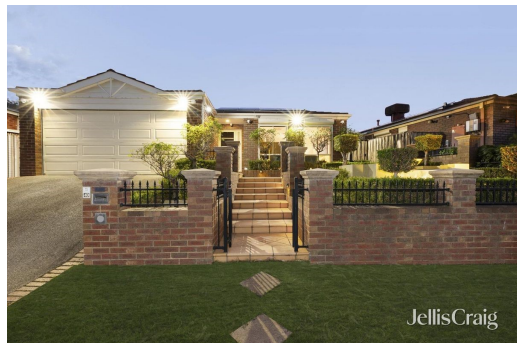
	Address of comparable property	Price	Date of sale
1	1/6 Imperial Av MOUNT WAVERLEY 3149	\$1,232,000	05/03/2026
2	8 Derna Rd ASHBURTON 3147	\$1,225,000	29/11/2025
3	1/25 Douglas St ASHWOOD 3147	\$1,375,000	08/11/2025

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: 16/03/2026 10:21

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3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

December quarter 2025: \$1,430,000

Comparable Properties



1/6 Imperial Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,232,000

Method: Auction Sale

Date: 05/03/2026

Property Type: Unit

Land Size: 350 sqm approx



8 Derna Rd ASHBURTON 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,225,000

Method: Sold Before Auction

Date: 29/11/2025

Property Type: House (Res)

Land Size: 361 sqm approx



1/25 Douglas St ASHWOOD 3147 (REI)

Agent Comments

3 2 3

Price: \$1,375,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit

Land Size: 386 sqm approx

Account - Jellis Craig | P: 03 88498088