

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

51 Drummond Street, Chadstone Vic 3148

Indicative selling price

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

Single price \$1,240,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Chadstone

Period - From 04/01/2024

to 03/01/2025

Source Property Data

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	7 Waverley Rd CHADSTONE 3148	\$1,236,000	19/10/2024
2	5 Dundee Av CHADSTONE 3148	\$1,260,000	23/09/2024
3	45 Drummond St CHADSTONE 3148	\$1,306,000	07/09/2024

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:

04/01/2025 14:11



3
 1
 1

Property Type: House
Land Size: 896 sqm approx
 Agent Comments

Indicative Selling Price

\$1,240,000

Median House Price

04/01/2024 - 03/01/2025: \$1,260,000

Comparable Properties



7 Waverley Rd CHADSTONE 3148 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,236,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 735 sqm approx



5 Dundee Av CHADSTONE 3148 (REI)

Agent Comments

4
 2
 6

Price: \$1,260,000
Method: Private Sale
Date: 23/09/2024
Property Type: House (Res)
Land Size: 702 sqm approx



45 Drummond St CHADSTONE 3148 (REI)

Agent Comments

4
 2
 2

Price: \$1,306,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 899 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999