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	51 Drummond Street, Chadstone Vic 3148
Including suburb and	
postcode	

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 \$1,260,00	0 Pro	operty Type Ho	use	Suburb	Chadstone
Period - From 04/01/202	to	03/01/2025	Sour	ce 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

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 comparableproperties 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













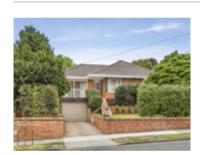
Property Type: House Land Size: 896 sqm approx

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)

3







Price: \$1,236,000 Method: Auction Sale Date: 19/10/2024

Property Type: House (Res) Land Size: 735 sqm approx

Agent Comments



5 Dundee Av CHADSTONE 3148 (REI)







Agent Comments

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)





Price: \$1,306,000 Method: Auction Sale Date: 07/09/2024

Property Type: House (Res) Land Size: 899 sqm approx **Agent Comments**

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





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