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	339/70 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	$310,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$799,444	Property type	Unit	Suburb	Chadstone
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
105/70 BATESFORD ROAD CHADSTONE VIC 3148	$332,500	05-Jun-25
337/70 BATESFORD ROAD CHADSTONE VIC 3148	$330,500	11-Apr-25
408/70 BATESFORD ROAD CHADSTONE VIC 3148	$315,000	12-Feb-25

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: 30 June 2025

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105/70 BATESFORD ROAD CHADSTONE VIC 3148

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Sold Price RS $332,500 Sold Date 05-Jun-25

Distance 0km



337/70 BATESFORD ROAD CHADSTONE VIC 3148

1 1 1

Sold Price $330,500 Sold Date 11-Apr-25

Distance 0km



408/70 BATESFORD ROAD CHADSTONE VIC 3148

1 1 1

Sold Price $315,000 Sold Date 12-Feb-25

Distance 0km

RS = Recent sale **UN** = Undisclosed Sale

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