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 Hillcrest Court, Chadstone Vic 3148

Indicative selling price

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

Range between $1,290,000 & $1,419,000

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	42 Batesford Rd MALVERN EAST 3145	$1,300,000	28/02/2026
2			
3			

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: 04/03/2026 17:26

40 Hillcrest Court, Chadstone Vic 3148

JellisCraig

Michael Alevras
8849 8088
0415 103 561
michaelalevras@jelliscraig.com.au



5 2 4

Rooms: 6
Property Type: House
Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price
$1,290,000 - $1,419,000
Median House Price
December quarter 2025: $1,430,000

Comparable Properties



42 Batesford Rd MALVERN EAST 3145 (REI)

4 1 2

Price: $1,300,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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