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	19 Torquay Avenue, Chadstone Vic 3148

Indicative selling price

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

Range between $1,450,000 & $1,490,000

Median sale price

Median price $1,360,000 Property Type House Suburb Chadstone

Period - From 01/01/2026 to 31/03/2026 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 Ipydene Ct CHADSTONE 3148	$1,420,000	09/05/2026
2	9 Ladner Ct CHADSTONE 3148	$1,410,000	10/02/2026
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: 17/06/2026 10:08

19 Torquay Avenue, Chadstone Vic 3148

Tony Doh
03 9818 1888
0419 316 676
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3 2 3

Property Type: House
Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,490,000
Median House Price
March quarter 2026: $1,360,000

Comparable Properties



1 Ipydene Ct CHADSTONE 3148 (REI)

3 1 2

Price: $1,420,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House
Land Size: 653 sqm approx

Agent Comments



9 Ladner Ct CHADSTONE 3148 (REI)

3 1 2

Price: $1,410,000
Method: Private Sale
Date: 10/02/2026
Property Type: House

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.

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