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	2/29 Westbrook Street, Chadstone Vic 3148

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $950,000 Property Type Townhouse Suburb Chadstone

Period - From 07/07/2025 to 06/07/2026 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	1/5 Vision St CHADSTONE 3148	$992,000	30/05/2026
2	1/11 Jordan St ASHWOOD 3147	$1,100,000	05/03/2026
3	4/21 Timmings St CHADSTONE 3148	$1,025,000	13/01/2026

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: 07/07/2026 09:07

2/29 Westbrook Street, Chadstone Vic 3148

Jimmy Zhang
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3 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median Townhouse Price
07/07/2025 - 06/07/2026: $950,000

Comparable Properties



1/5 Vision St CHADSTONE 3148 (REI)

3 2 2

Price: $992,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Townhouse (Res)

Agent Comments



1/11 Jordan St ASHWOOD 3147 (REI/VG)

3 3 2

Price: $1,100,000
Method: Auction Sale
Date: 05/03/2026
Property Type: Townhouse (Res)

Agent Comments



4/21 Timmings St CHADSTONE 3148 (REI/VG)

3 2 1

Price: $1,025,000
Method: Sold Before Auction
Date: 13/01/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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