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	2/155-157 Waverley Road, Chadstone Vic 3148

Indicative selling price

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

Single price $1,165,000

Median sale price

Median price $1,020,500 Property Type Townhouse Suburb Chadstone

Period - From 13/04/2024 to 12/04/2025 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	2/19 Thurloo St CHADSTONE 3148	$1,200,000	15/03/2025
2	2/59 Cleveland Rd ASHWOOD 3147	$1,185,000	03/03/2025
3	1 Weabra Ct CHADSTONE 3148	$1,100,000	08/02/2025

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: 13/04/2025 21:39

2/155-157 Waverley Road, Chadstone Vic 3148

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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,165,000
Median Townhouse Price
13/04/2024 - 12/04/2025: $1,020,500

Comparable Properties



2/19 Thurloo St CHADSTONE 3148 (REI)

4 2 1

Price: $1,200,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments



2/59 Cleveland Rd ASHWOOD 3147 (REI)

4 2 1

Price: $1,185,000
Method: Private Sale
Date: 03/03/2025
Property Type: Townhouse (Single)

Agent Comments



1 Weabra Ct CHADSTONE 3148 (REI/VG)

4 3 2

Price: $1,100,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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