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	3/3 Kalymna Grove, Chadstone VIC 3148

Indicative selling price

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

Single price	$700,000

Median sale price

Median price	$790,000	Property Type	Unit	Suburb	Chadstone
Period - From	29/11/2024	to	28/05/2025	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
2/15 Evans Street Chadstone VIC 3148	$760,000	16/04/2025
2/7 Rae Street Chadstone VIC 3148	$733,500	05/02/2025

This Statement of Information was prepared on: 29/05/2025