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<br>Including suburb and postcode | 2/54 Waverley Road, Chadstone Vic 3148 |

## Indicative selling price

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

Single price $1,225,000

## Median sale price

Median price $1,050,500 Property Type Townhouse Suburb Chadstone

Period - From 06/06/2024 to 05/06/2025 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 | 2/4 Weabra Ct CHADSTONE 3148 | $1,245,000 | 31/05/2025 |
| 2 | 3/14 Olympian Av MOUNT WAVERLEY 3149 | $1,200,000 | 11/04/2025 |
| 3 | 11B Drummond St CHADSTONE 3148 | $1,155,000 | 22/02/2025 |

**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: 06/06/2025 10:13

# 2/54 Waverley Road, Chadstone Vic 3148

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$1,225,000
**Median Townhouse Price**
06/06/2024 - 05/06/2025: $1,050,500

## Comparable Properties



**2/4 Weabra Ct CHADSTONE 3148 (REI)**

3 2 2

**Price:** $1,245,000
**Method:** Auction Sale
**Date:** 31/05/2025
**Property Type:** Townhouse (Res)
**Land Size:** 260 sqm approx

Agent Comments



**3/14 Olympian Av MOUNT WAVERLEY 3149 (REI)**

3 2 2

**Price:** $1,200,000
**Method:** Private Sale
**Date:** 11/04/2025
**Property Type:** Townhouse (Single)

Agent Comments



**11B Drummond St CHADSTONE 3148 (REI)**

3 2 2

**Price:** $1,155,000
**Method:** Auction Sale
**Date:** 22/02/2025
**Property Type:** Townhouse (Res)
**Land Size:** 247 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 88498088

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