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	105/70 Batesford Road, Chadstone VIC 3148

Indicative selling price

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

Single price	$339,000

Median sale price

Median price	$762,500	Property Type	Unit	Suburb	Chadstone
Period - From	01/11/2024	to	30/04/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
408/70 Batesford Road Chadstone VIC 3148	$315,000	12/02/2025
313/1525 Dandenong Road Oakleigh VIC 3166	$335,000	03/02/2025
402/70 Batesford Road Chadstone VIC 3148	$320,000	01/11/2024

This Statement of Information was prepared on: 01/05/2025