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	4 Edward Street, Chadstone Vic 3148

Indicative selling price

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

Single price: $1,450,000

Median sale price

Median price: $1,370,000 | Property Type: House | Suburb: Chadstone

Period - From: 01/07/2025 to: 30/09/2025 | Source: REIV

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	3 Jacana St CHADSTONE 3148	$1,416,000	13/09/2025
2	279 Huntingdale Rd CHADSTONE 3148	$1,410,000	09/07/2025
3	20 Railway Av ASHWOOD 3147	$1,430,000	03/07/2025

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: 08/10/2025 11:42

4 Edward Street, Chadstone Vic 3148

JellisCraig

Jared Wei
03 8849 8088
0413 260 872
jaredwei@jelliscraig.com.au



4 1 2

Property Type: House
Land Size: 890 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
September quarter 2025: $1,370,000

Comparable Properties



3 Jacana St CHADSTONE 3148 (REI)

3 2 1

Price: $1,416,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 616 sqm approx

Agent Comments



279 Huntingdale Rd CHADSTONE 3148 (REI)

4 2 10

Price: $1,410,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 842 sqm approx

Agent Comments



20 Railway Av ASHWOOD 3147 (REI)

9 2 -

Price: $1,430,000
Method: Private Sale
Date: 03/07/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata.com.au

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