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	10 Illawarra Close, Chadstone VIC 3148

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,218,000 Property Type House Suburb Chadstone

Period - From 18/05/2025 to 17/11/2025 Source Cotality™

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
27 Oakpark Drive Chadstone VIC 3148	$1,300,000	08/10/2025
22 Baradine Street Chadstone VIC 3148	$1,202,500	04/10/2025
38 Tamar Grove Oakleigh VIC 3166	$1,220,000	11/11/2025

This Statement of Information was prepared on: 18/11/2025