

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 Ventnor Street, Chadstone VIC 3148

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,203,000

Property Type

House

Suburb

Chadstone

Period - From

08/01/2025

to

07/07/2025

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
12 Attunga Street Chadstone VIC 3148	\$1,280,000	04/06/2025
32 Rosemary Street Chadstone VIC 3148	\$1,308,888	28/05/2025
10 Dundee Avenue Chadstone VIC 3148	\$1,258,888	10/05/2025

This Statement of Information was prepared on:

08/07/2025