

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

2&3/9 EVANS STREET CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,888

Property type

Unit

Suburb

Chadstone

Period-from

01 April 2024

to

31 March 2025

Source

Pricefinder

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 6 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

3/13 HISCOCK STREET CHADSTONE VIC 3148	\$1,410,000	14-Jun-25
25 BECKETT STREET CHADSTONE VIC 3148	\$1,502,000	05-Apr-25
33B WESTBROOK STREET CHADSTONE VIC 3148	\$1,390,000	11-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 25 June 2025



**3/13 HISCOCK STREET
CHADSTONE VIC 3148**

4 3 2

Sold Price ^{RS} **\$1,410,000** Sold Date **14-Jun-25**

Distance **0.09km**

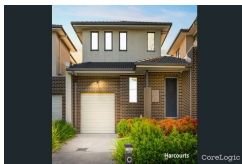


**25 BECKETT STREET CHADSTONE
VIC 3148**

4 3 2

Sold Price ^{RS} **\$1,502,000** Sold Date **05-Apr-25**

Distance **0.12km**



**33B WESTBROOK STREET
CHADSTONE VIC 3148**

4 3 1

Sold Price **\$1,390,000** Sold Date **11-Apr-25**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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