

# 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 Helen Road, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000

&

\$2,800,000

### Median sale price

Median price \$1,258,888

Property Type House

Suburb Chadstone

Period - From 01/04/2025

to

30/06/2025

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	29 Carramar St CHADSTONE 3148	\$2,830,000	07/06/2025
2	18 Maroondah Rd ASHWOOD 3147	\$2,880,000	07/06/2025
3	53 Aikman Cr CHADSTONE 3148	\$2,968,000	09/04/2025

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:

21/07/2025 13:24



3 2 2

Rooms: 6  
Property Type: House  
Land Size: 697 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,600,000 - \$2,800,000  
Median House Price  
June quarter 2025: \$1,258,888

Comparable Properties



29 Carramar St CHADSTONE 3148 (REI)

Agent Comments

7 4 3

Price: \$2,830,000  
Method: Auction Sale  
Date: 07/06/2025  
Property Type: House (Res)  
Land Size: 820 sqm approx



18 Maroondah Rd ASHWOOD 3147 (REI)

Agent Comments

5 4 2

Price: \$2,880,000  
Method: Auction Sale  
Date: 07/06/2025  
Property Type: House (Res)  
Land Size: 726 sqm approx



53 Aikman Cr CHADSTONE 3148 (REI)

Agent Comments

5 4 3

Price: \$2,968,000  
Method: Private Sale  
Date: 09/04/2025  
Property Type: House  
Land Size: 791 sqm approx