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								
Range betweer	n \$2,600,000		&		\$2,800,000			
Median sale price								
Median price	\$1,258,888	Pro	operty Type	Hou	se		Suburb	Chadstone
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress 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









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) 7 4 3 Price: \$2,830,000 Method: Auction Sale Date: 07/06/2025 Property Type: House (Res) Land Size: 820 sqm approx	Agent Comments
18 Maroondah Rd ASHWOOD 3147 (REI) 5 4 2 Price: \$2,880,000 Method: Auction Sale Date: 07/06/2025 Property Type: House (Res) Land Size: 726 sqm approx	Agent Comments
53 Aikman Cr CHADSTONE 3148 (REI) 5 4 3 Price: \$2,968,000 Method: Private Sale Date: 09/04/2025 Property Type: House Land Size: 791 sqm approx	Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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