

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

2/7 ASHBY COURT 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,444

Property type

Unit

Suburb

Chadstone

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/322 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,265,000	31-May-25
3/4-6 MADISON COURT MOUNT WAVERLEY VIC 3149	\$1,320,000	28-Mar-25
2/4 WEABRA COURT CHADSTONE VIC 3148	\$1,245,000	31-May-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: 30 June 2025



**2/322 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price ^{RS} **\$1,265,000** Sold Date **31-May-25**

Distance **1.27km**



**3/4-6 MADISON COURT MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$1,320,000** Sold Date **28-Mar-25**

Distance **1.04km**



**2/4 WEABRA COURT CHADSTONE
VIC 3148**

3 2 2

Sold Price ^{RS} **\$1,245,000** Sold Date **31-May-25**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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