

## 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

3/10 RAE STREET CHADSTONE VIC 3148

### Indicative selling price

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

Single Price

or range  
between

\$840,000

&

\$924,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$869,500

Property type

Unit

Suburb

Chadstone

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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

2/6 EUROKA STREET CHADSTONE VIC 3148	\$869,000	28-Mar-26
19/36-52 QUEENS PARADE ASHWOOD VIC 3147	\$885,500	02-Jan-26
1/25 AMAROO STREET CHADSTONE VIC 3148	\$868,000	10-Feb-26

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: 22 May 2026



**2/6 EUROKA STREET CHADSTONE VIC 3148** Sold Price <sup>RS</sup> **\$869,000** Sold Date **28-Mar-26**

 3  2  1

Distance **1.3km**



**19/36-52 QUEENS PARADE ASHWOOD VIC 3147** Sold Price **\$885,500** Sold Date **02-Jan-26**

 3  2  1

Distance **1.92km**



**1/25 AMAROO STREET CHADSTONE VIC 3148** Sold Price **\$868,000** Sold Date **10-Feb-26**

 3  1  1

Distance **1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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