

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 TUHAN 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

\$1,390,000

&

\$1,529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,336,500

Property type

House

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

1 IPYDENE COURT CHADSTONE VIC 3148	\$1,420,000	09-May-26
56 ABBOTSFORD AVENUE MALVERN EAST VIC 3145	\$1,520,000	25-Feb-25
65A MIDLOTHIAN STREET MALVERN EAST VIC 3145	\$1,480,000	24-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: 15 May 2026

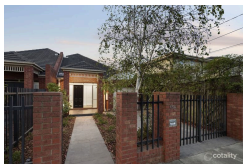

**1 IPYDENE COURT CHADSTONE
VIC 3148**
 3  1  -

 Sold Price ^{RS} **\$1,420,000** ^{UN} Sold Date **09-May-26**

 Distance **0.32km**

**56 ABBOTSFORD AVENUE
MALVERN EAST VIC 3145**
 3  2  4

 Sold Price **\$1,520,000** Sold Date **25-Feb-25**

 Distance **0.46km**

**65A MIDLOTHIAN STREET
MALVERN EAST VIC 3145**
 3  2  2

 Sold Price **\$1,480,000** Sold Date **24-May-25**

 Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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