

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

\$1,240,000

&

\$1,360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,330,001

Property type

House

Suburb

Chadstone

Period-from

01 Sep 2025

to

31 Aug 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

8 DUNDEE AVENUE CHADSTONE VIC 3148	\$1,360,000	27-Mar-26
12 ALLAMBI STREET ASHWOOD VIC 3147	\$1,336,000	28-Mar-26
40 HILLCREST COURT CHADSTONE VIC 3148	\$1,326,000	18-Apr-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: 24 September 2026



**8 DUNDEE AVENUE CHADSTONE
VIC 3148**

 3  1  2

Sold Price

\$1,360,000

Sold Date

27-Mar-26

Distance

0.71km



**12 ALLAMBI STREET ASHWOOD
VIC 3147**

 4  2  4

Sold Price

\$1,336,000

Sold Date

28-Mar-26

Distance

1.19km



**40 HILLCREST COURT
CHADSTONE VIC 3148**

 5  2  2

Sold Price

\$1,326,000

Sold Date

18-Apr-26

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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