

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

4/155-157 WAVERLEY ROAD 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

\$1,115,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$873,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Apr 2025

to

31 Mar 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

2/250 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,160,000	07-Mar-26
2/24 JINDABYNE AVENUE CHADSTONE VIC 3148	\$1,105,000	06-Dec-25
1/11 JORDAN STREET ASHWOOD VIC 3147	\$1,100,000	05-Mar-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 April 2026


**2/250 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**
 4
  3
  2

Sold Price

\$1,160,000

Sold Date

07-Mar-26

Distance

0.65km
**2/24 JINDABYNE AVENUE
CHADSTONE VIC 3148**
 3
  2
  1

Sold Price

\$1,105,000

Sold Date

06-Dec-25

Distance

0.84km
**1/11 JORDAN STREET ASHWOOD
VIC 3147**
 3
  2
  2

Sold Price

\$1,100,000

Sold Date

05-Mar-26

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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