

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

3/153 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,944

Property type

Unit

Suburb

Chadstone

Period-from

01 Jun 2025

to

31 May 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 |
| 3/252 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149 | \$650,000 | 29-Mar-26 |
| 4/1 SAMPSON DRIVE MOUNT WAVERLEY VIC 3149 | \$778,000 | 28-Jan-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 June 2026


**2/6 EUROKA STREET CHADSTONE
VIC 3148**
 3
  2
  1

Sold Price

RS **\$869,000**

Sold Date

28-Mar-26

Distance

0.64km
**3/252 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**
 2
  1
  1

Sold Price

\$650,000

Sold Date

29-Mar-26

Distance

0.71km
**4/1 SAMPSON DRIVE MOUNT
WAVERLEY VIC 3149**
 2
  1
  1

Sold Price

\$778,000

Sold Date

28-Jan-26

Distance

2.34km

RS = Recent sale

UN = Undisclosed Sale

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