

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

2/22 CHATSWORTH AVENUE ARDEER VIC 3022

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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Ardeer

Period-from

01 Jul 2025

to

30 Jun 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

1/24 NORTH STREET ARDEER VIC 3022	\$640,000	27-Jun-26
5/66 BLANCHE STREET ARDEER VIC 3022	\$630,000	30-Apr-26
2/16 CHELSEY STREET ARDEER VIC 3022	\$650,000	03-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: 08 July 2026


1/24 NORTH STREET ARDEER VIC 3022

Sold Price

^{RS}
\$640,000

Sold Date

27-Jun-26
 3
  1
  2

Distance

0.83km

5/66 BLANCHE STREET ARDEER VIC 3022

Sold Price

^{RS}
\$630,000

Sold Date

30-Apr-26
 3
  1
  2

Distance

0.51km

2/16 CHELSEY STREET ARDEER VIC 3022

Sold Price

\$650,000

Sold Date

03-Feb-26
 3
  2
  1

Distance

0.36km
RS = Recent sale

UN = Undisclosed Sale

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