

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

568b Huntingdale Road, Chadstone Vic 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$1,307,194

Property Type

House

Suburb

Chadstone

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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	9c State St OAKLEIGH EAST 3166	\$1,196,000	25/10/2025
2	2/7 Briggs St MOUNT WAVERLEY 3149	\$1,220,000	30/06/2025
3	2/322 Waverley Rd MOUNT WAVERLEY 3149	\$1,265,000	01/06/2025

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 six months.~~

This Statement of Information was prepared on:

29/10/2025 11:21






Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
Year ending September 2025: \$1,307,194

Comparable Properties






9c State St OAKLEIGH EAST 3166 (REI) Agent Comments

 3  2  4

Price: \$1,196,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)






2/7 Briggs St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 3  2  2

Price: \$1,220,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)
Land Size: 224 sqm approx



2/322 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 3  2  2

Price: \$1,265,000
Method: Private Sale
Date: 01/06/2025
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9803 0400