

# 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

15 Malbar Street, Chum Creek Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000 & \$750,000

### Median sale price

Median price \$830,000 Property Type House Suburb Chum Creek

Period - From 01/01/2025 to 31/12/2025 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	20 Eleva Rd HEALESVILLE 3777	\$756,000	24/02/2026
2	8 Warreena Gr CHUM CREEK 3777	\$707,500	18/12/2025
3	17 Mt Lebanon Rd CHUM CREEK 3777	\$725,000	15/10/2025

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:

18/03/2026 10:58



**Property Type:** House (Res)  
**Land Size:** 1165 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$695,000 - \$750,000  
**Median House Price**  
 Year ending December 2025: \$830,000

## Comparable Properties



**20 Eleva Rd HEALESVILLE 3777 (REI)**

Agent Comments



**Price:** \$756,000  
**Method:** Private Sale  
**Date:** 24/02/2026  
**Property Type:** House  
**Land Size:** 1581 sqm approx



**8 Warreana Gr CHUM CREEK 3777 (REI/VG)**

Agent Comments



**Price:** \$707,500  
**Method:** Private Sale  
**Date:** 18/12/2025  
**Property Type:** House  
**Land Size:** 1968 sqm approx



**17 Mt Lebanon Rd CHUM CREEK 3777 (REI/VG)**

Agent Comments



**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 15/10/2025  
**Property Type:** House  
**Land Size:** 1254 sqm approx

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