

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 40 Bolwarra Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,180,000 & \$1,250,000

Median sale price

Median price \$1,307,194 Property Type House Suburb Chadstone

Period - From 04/02/2025 to 03/02/2026 Source Property Data

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	22 Baradine St CHADSTONE 3148	\$1,202,500	03/10/2025
2	2/29 Mclochlan St MOUNT WAVERLEY 3149	\$1,200,000	22/11/2025
3	2/13 Batesford Rd CHADSTONE 3148	\$1,265,000	08/11/2025

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: 04/02/2026 21:39

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3 2 2

Property Type: House (Res)

Land Size: 376 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,250,000

Median House Price

04/02/2025 - 03/02/2026: \$1,307,194

Comparable Properties

22 Baradine St CHADSTONE 3148 (REI)

Agent Comments

3 2 1

Price: \$1,202,500

Method:

Date: 03/10/2025

Property Type: Unit



2/29 Mclochlan St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit

Land Size: 444 sqm approx



2/13 Batesford Rd CHADSTONE 3148 (REI)

Agent Comments

3 2 2

Price: \$1,265,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit

Land Size: 289 sqm approx

Account - Jellis Craig | P: 03 88498088