

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

1/5 BAMBIL STREET 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

\$910,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Feb 2025

to

31 Jan 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

1/28 MELINGA CRESCENT CHADSTONE VIC 3148	\$905,000	30-Oct-25
1/5 MONTROSE STREET ASHWOOD VIC 3147	\$960,000	13-Dec-25
2/13 WOOLERT STREET ASHWOOD VIC 3147	\$940,000	30-Aug-25

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: 14 February 2026


**1/28 MELINGA CRESCENT
CHADSTONE VIC 3148**
 3  1  1

 Sold Price **\$905,000** Sold Date **30-Oct-25**

 Distance **0.69km**

**1/5 MONTROSE STREET
ASHWOOD VIC 3147**
 3  2  -

 Sold Price **\$960,000** Sold Date **13-Dec-25**

 Distance **1.36km**

**2/13 WOOLERT STREET
ASHWOOD VIC 3147**
 3  1  1

 Sold Price **\$940,000** Sold Date **30-Aug-25**

 Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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