

# 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 Hill Crest Court, Chadstone Vic 3148

### Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,270,000 Property Type House Suburb Chadstone

Period - From 23/09/2024 to 22/09/2025 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	15 Palm Beach Cr MOUNT WAVERLEY 3149	\$1,555,000	31/05/2025
2	13 Swanson Cr CHADSTONE 3148	\$1,580,000	31/05/2025
3	27 McLaren St MOUNT WAVERLEY 3149	\$1,700,000	17/04/2025

**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:

23/09/2025 15:14

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**Indicative Selling Price**  
\$1,550,000 - \$1,650,000

**Median House Price**  
23/09/2024 - 22/09/2025: \$1,270,000



5   2   5

**Rooms:** 10  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**15 Palm Beach Cr MOUNT WAVERLEY 3149 (REI/VG)**

[Agent Comments](#)

5   3   2

**Price:** \$1,555,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx

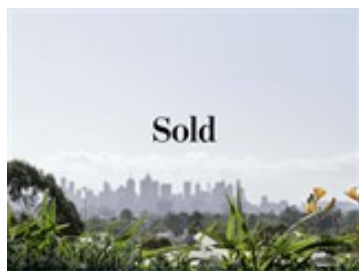


**13 Swanson Cr CHADSTONE 3148 (REI)**

[Agent Comments](#)

4   2   4

**Price:** \$1,580,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 805 sqm approx



**27 McLaren St MOUNT WAVERLEY 3149 (REI/VG)**

[Agent Comments](#)

5   1   1

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** House  
**Land Size:** 728 sqm approx

**Account - Jellis Craig** | P: 03 88498088