

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 430/70 Batesford Road, Chadstone Vic 3148

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$642,500 Property Type Unit Suburb Chadstone

Period - From 23/02/2025 to 22/02/2026 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	115/436-442 Huntingdale Rd MOUNT WAVERLEY 3149	\$455,000	21/01/2026
2	117/70 Batesford Rd CHADSTONE 3148	\$450,000	12/12/2025
3	111/303-305 Huntingdale Rd CHADSTONE 3148	\$473,000	12/12/2025

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: 23/02/2026 12:28



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
23/02/2025 - 22/02/2026: \$642,500

Comparable Properties



115/436-442 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)



Price: \$455,000
Method: Private Sale
Date: 21/01/2026
Property Type: Apartment

117/70 Batesford Rd CHADSTONE 3148 (REI/VG)

[Agent Comments](#)



Price: \$450,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment



111/303-305 Huntingdale Rd CHADSTONE 3148 (REI)

[Agent Comments](#)



Price: \$473,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 88498088