

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

2 Helen Road, Chadstone Vic 3148

Indicative selling price

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

Single price

\$2,795,000

Median sale price

Median price

\$1,227,500

Property Type

House

Suburb

Chadstone

Period - From

01/07/2024

to

30/06/2025

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	10 Howard Av MOUNT WAVERLEY 3149	\$2,960,000	16/08/2025
2	29 Carramar St CHADSTONE 3148	\$2,830,000	07/06/2025
3	53 Aikman Cr CHADSTONE 3148	\$2,968,000	09/04/2025

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:

26/08/2025 11:53



5 4 2

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$2,795,000
Median House Price
Year ending June 2025: \$1,227,500

Comparable Properties



10 Howard Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

6 4 3

Price: \$2,960,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)



29 Carramar St CHADSTONE 3148 (REI)

Agent Comments

7 4 3

Price: \$2,830,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 820 sqm approx



53 Aikman Cr CHADSTONE 3148 (REI)

Agent Comments

5 4 3

Price: \$2,968,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 791 sqm approx