

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

111/303-305 Huntingdale Road, Chadstone Vic 3148

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Chadstone

Period - From 14/11/2024 to 13/11/2025 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	Level 1, 8/315-319 Huntingdale Rd CHADSTONE 3148	\$451,500	02/10/2025
2	513/70 Batesford Rd CHADSTONE 3148	\$450,000	23/09/2025
3	G03/303-305 Huntingdale Rd CHADSTONE 3148	\$511,000	26/06/2025

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:

14/11/2025 17:50

111/303-305 Huntingdale Road, Chadstone Vic 3148

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

14/11/2024 - 13/11/2025: \$620,000

Comparable Properties



Level 1, 8/315-319 Huntingdale Rd CHADSTONE 3148 (REI)

Agent Comments

2 2 1

Price: \$451,500

Method: Private Sale

Date: 02/10/2025

Property Type: Apartment



513/70 Batesford Rd CHADSTONE 3148 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 23/09/2025

Property Type: Apartment



G03/303-305 Huntingdale Rd CHADSTONE 3148 (REI/VG)

Agent Comments

2 1 1

Price: \$511,000

Method: Private Sale

Date: 26/06/2025

Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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