Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 29/10/2026

Property offered for sale

Address
Including suburb and postcode: 2/28 Dundee Avenue, Chadstone Vic 3148

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	2	1	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price [ ] or Range between [$900,000] & [$990,000]

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price [N/A]

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price [$850,250] Property type [Unit] Suburb [Chadstone]

Period: from [29/10/2025] to [28/10/2026] Source [Property Data]

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	1/4 Walcha Ct CHADSTONE 3148		
Sale price	$865,000	Date of sale	27/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	2	1	N/A	302

Comparable property 2

Address	1/86 Batesford Rd CHADSTONE 3148		
Sale price	$850,500	Date of sale	02/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	1	2	N/A	366

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

The other comparables are double storey townhouses that offer a different sense of space. These properties appeal less to down-sizers or families looking at properties with minimal stairs. The properties selected are the only comparable single-level 3 bedroom villa units sold in the last 6 months in the suburb of Chadstone, and broadening the sale date would lead to a different market and broadening the proximity would open up different location price-points as it varies greatly over a small distance

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $990,000 Unconditional sale date 30 October 2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=bc5faf4c8ce3299c3fa70ae1b3e87f70

2/28 Dundee Avenue, Chadstone Vic 3148



3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
29/10/2025 - 28/10/2026: $850,250

Comparable Properties



1/4 Walcha Ct CHADSTONE 3148 (REI)

3 2 1

Price: $865,000
Method: Auction Sale
Date: 27/06/2026
Property Type: Unit
Land Size: 302 sqm approx

Agent Comments



1/86 Batesford Rd CHADSTONE 3148 (REI)

3 1 2

Price: $850,500
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit
Land Size: 366 sqm approx

Agent Comments

The other comparables are double storey townhouses that offer a different sense of space. These properties appeal less to down-sizers or families looking at properties with minimal stairs. The properties selected are the only comparable single-level 3 bedroom villa units sold in the last 6 months in the suburb of Chadstone, and broadening the sale date would lead to a different market and broadening the proximity would open up different location price-points as it varies greatly over a small distance

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