

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 6/62-64 Waverley Road, Chadstone Vic 3148  
Including suburb and postcode

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  Property Type  Suburb   
Period - From  to  Source

**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.

<b>Address of comparable property</b>		<b>Price</b>	<b>Date of sale</b>
1	11/596 Neerim Rd HUGHESDALE 3166	\$745,000	20/12/2025
2	5/2-4 Newton St CHADSTONE 3148	\$720,000	06/12/2025
3	17/2-12 Temple St ASHWOOD 3147	\$725,000	17/09/2025

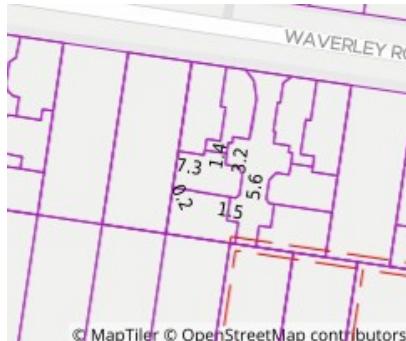
**OR**

**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:

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1



1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

December quarter 2025: \$888,000

## Comparable Properties



**11/596 Neerim Rd HUGHESDALE 3166 (REI)**



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1



1

Agent Comments

**Price:** \$745,000

**Method:** Auction Sale

**Date:** 20/12/2025

**Property Type:** Villa



**5/2-4 Newton St CHADSTONE 3148 (REI)**



2



2



1

Agent Comments

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 98 sqm approx



**17/2-12 Temple St ASHWOOD 3147 (REI)**



2



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1

Agent Comments

**Price:** \$725,000

**Method:** Sold Before Auction

**Date:** 17/09/2025

**Property Type:** Unit

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