

# 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

6/62-64 Waverley Road, Chadstone Vic 3148

### Indicative selling price

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

Range between \$690,000

&

\$750,000

### Median sale price

Median price \$888,000

Property Type Unit

Suburb Chadstone

Period - From 01/10/2025

to 31/12/2025

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 | 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:

28/01/2026 15:06

Chris Manolopoulos  
03 9877 1277  
0439 478 825

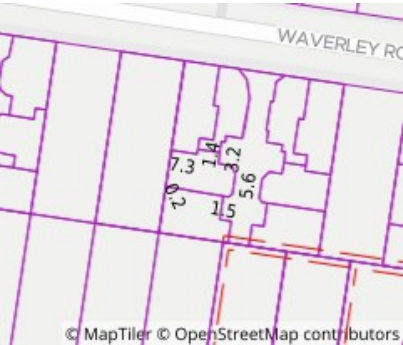
chrismanolopoulos@mcrath.com.au

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

December quarter 2025: \$888,000



3   1   1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

3   1   1

**Price:** \$745,000

**Method:** Auction Sale

**Date:** 20/12/2025

**Property Type:** Villa



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

**Agent Comments**

2   2   1

**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)**

**Agent Comments**

2   1   1

**Price:** \$725,000

**Method:** Sold Before Auction

**Date:** 17/09/2025

**Property Type:** Unit

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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