

## 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

5/2-4 NEWTON STREET CHADSTONE VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 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

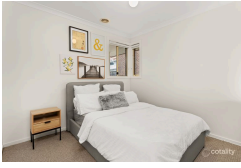
3/3 KALYMNA GROVE CHADSTONE VIC 3148	\$680,000	06-Jun-25
1/14 CAMIRA STREET MALVERN EAST VIC 3145	\$720,500	06-Sep-25
206/9 CAMIRA STREET MALVERN EAST VIC 3145	\$685,000	20-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 03 November 2025

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**3/3 KALYMNA GROVE  
 CHADSTONE VIC 3148**

 2  1  1

Sold Price **\$680,000** Sold Date **06-Jun-25**

Distance **0.9km**



**1/14 CAMIRA STREET MALVERN  
 EAST VIC 3145**

 2  2  1

Sold Price **\$720,500** Sold Date **06-Sep-25**

Distance **0.63km**



**206/9 CAMIRA STREET MALVERN  
 EAST VIC 3145**

 2  2  1

Sold Price <sup>RS</sup> **\$685,000** Sold Date **20-Sep-25**

Distance **0.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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