Desktop Property Report

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UNIT 118/70 BATESFORD RD, CHADSTONE, VIC 3148

Instructed Address:	118/70 Batesford Road, CHADSTONE, VIC 3148
Loan Reference:	VXJ-000030493252
Contract of Sale Amount:	$450,000
Effective Date:	16 Sep 2026





Property Details

UNIT 118/70 BATESFORD RD, CHADSTONE, VIC 3148

Beds: **2** Baths: **1** Cars: **1**

Property type: **Flat Apartment** Living Area: **-**

Year built:	**1982**	Lot/Plan number:	**118/PS724906**
Walls:	**Concrete**	LGA/Council:	**Monash**
Roof:	**Metal**		

Assessment

$450,000

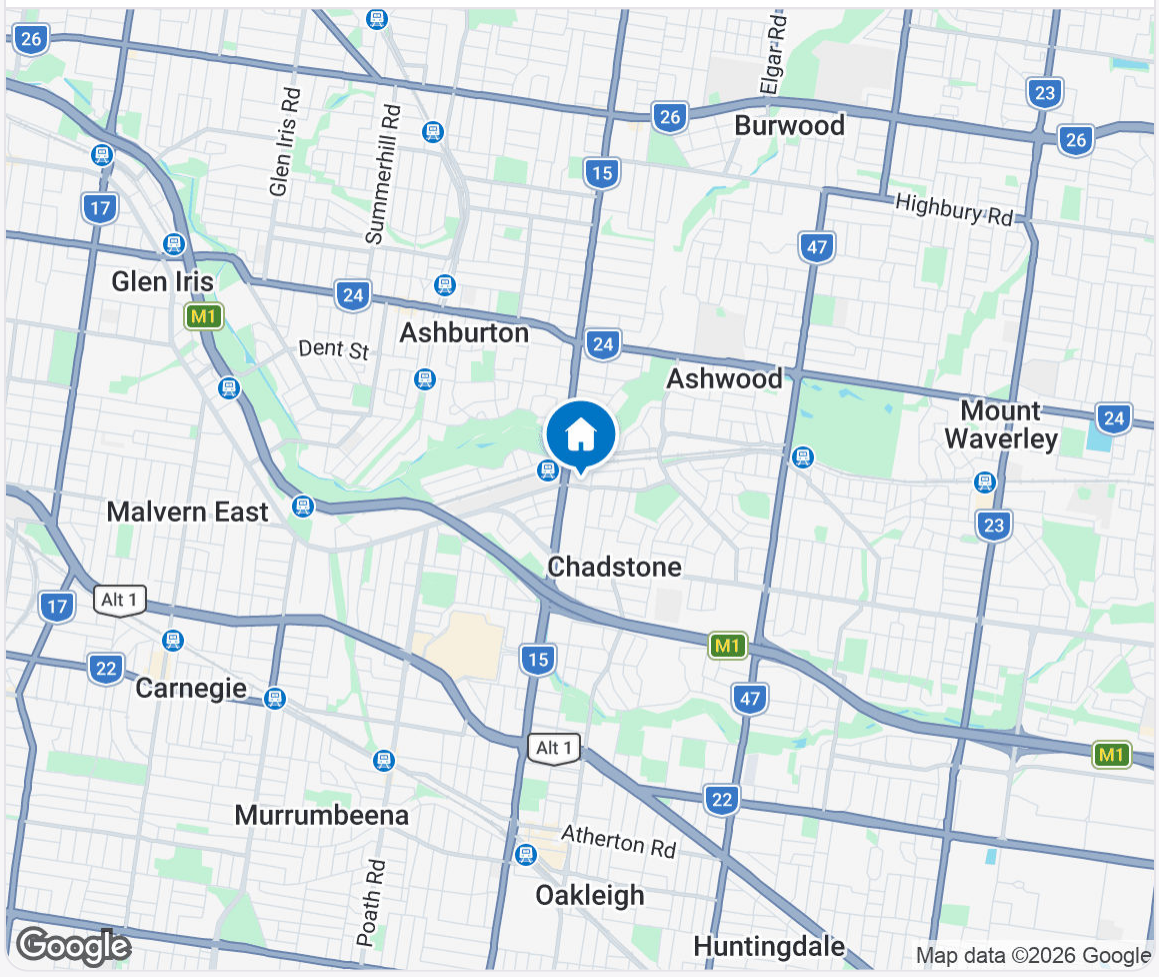
Assessed value

$450,000

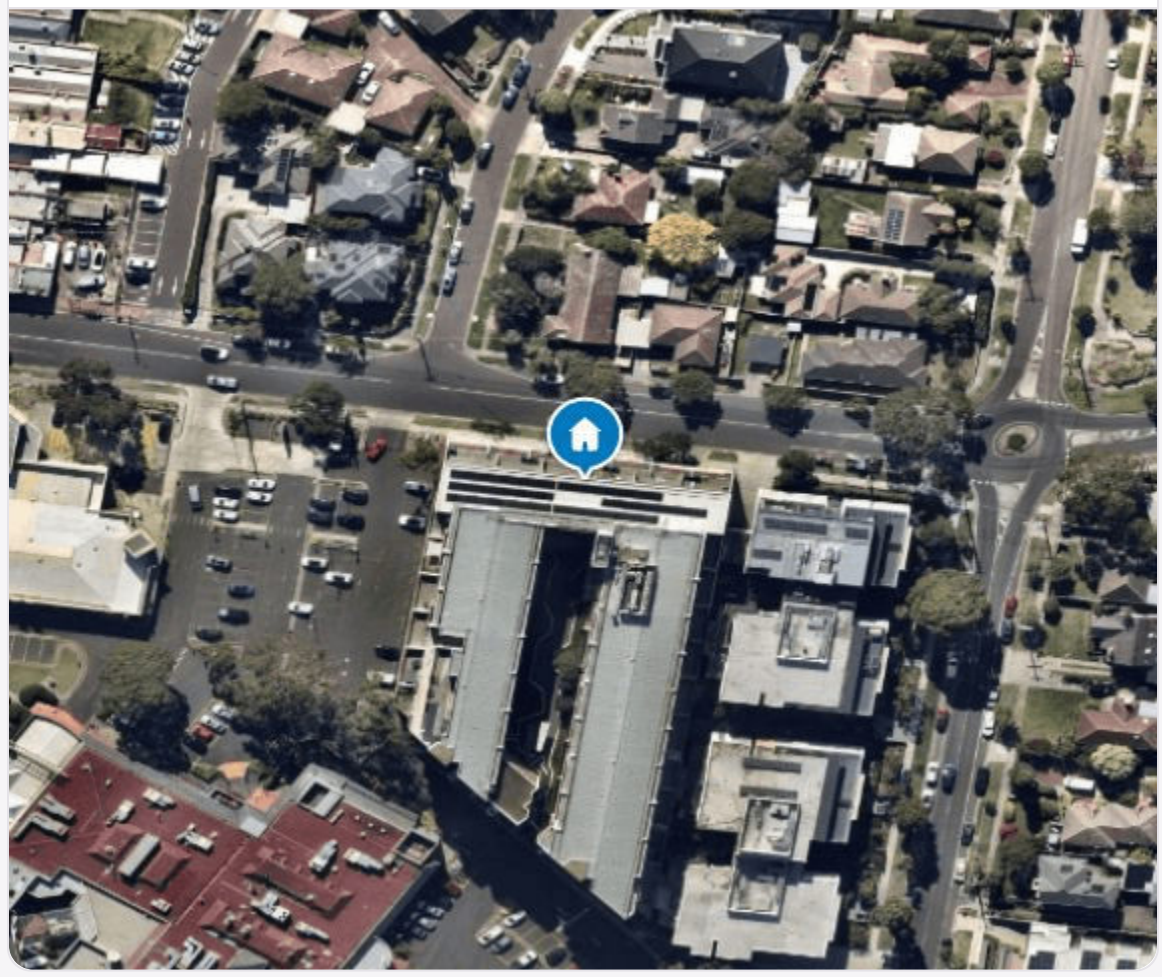
Last sale price

Sold on 29/10/2015

Google Maps



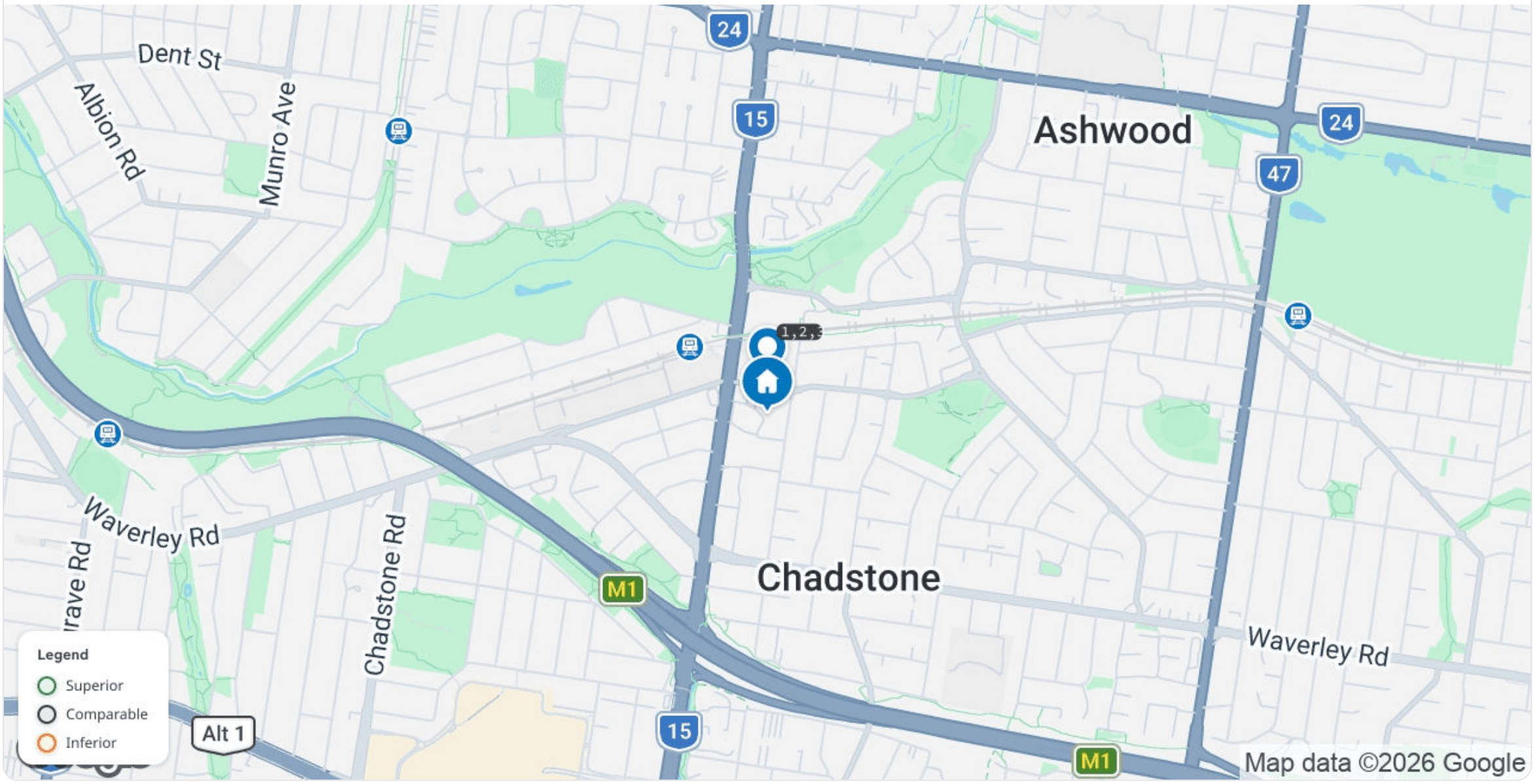
Nearmap Aerial



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Chosen Comparables



Valuer's selection	Sale price	Sale date	Sale Type	Year built	Distance

Superior



1 UNIT 430/70 BATESFORD RD, CHADSTONE, VIC 3148 $470,000 28 Mar 2026 Settled 1982 0m

Beds: 2 Baths: 1 Cars: 2 **Flat Apartment**

Living Area: -

Comparable



2 UNIT 423/70 BATESFORD RD, CHADSTONE, VIC 3148 $453,000 30 May 2026 Settled 1982 0m

Beds: 2 Baths: 1 Cars: 0 **Flat Apartment**

Living Area: -

Inferior



3 UNIT 226/70 BATESFORD RD, CHADSTONE, VIC 3148 $336,000 18 Mar 2026 Settled 1982 0m

Beds: 1 Baths: 1 Cars: 1 **Flat Apartment**

Living Area: -

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Photo Gallery



Neighbourhood Description

Surrounding development comprises residential dwellings and mixed use retail/commercial of similar/varying age, style and street appeal to the subject property. Amenities, that compliment residential occupation that are within convenient proximity include sporting and recreation facilities, primary and secondary schools, shopping facilities and public transport (bus, train, tram).

Land/Site Description

Irregular in shape and level in contour with good access.

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Valuation Details

Firm:	**CBRE Residential Valuations - Melbourne**
Email:	-
Postal Address:	-

Instructions

Lender:	**Bankwest**
Loan Ref:	**VXJ-000030493252**
Postal Address:	**300 Murray Street PERTH 6000**

Additional Comments

Contract of sale sighted.

PropTrack Desktop Assessment

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The assessed value of the property which is the subject of this report:

1. is the valuer's estimated approximate market value of the property as at the report date, assuming vacant possession;
2. is not definitive;
3. has been given without the benefit of a physical inspection of the property; and
4. is dependent on the adequacy and accuracy of the information made available to the valuer for the purposes of conducting the valuation.
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