

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

1/20 Atkinson Street, Chadstone Vic 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$852,750

Property Type

Unit

Suburb

Chadstone

Period - From

29/07/2025

to

28/07/2026

Source

Property Data

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	1/4 Walcha Ct CHADSTONE 3148	\$865,000	27/06/2026
2	3/103 Huntingdale Rd CHADSTONE 3148	\$832,888	02/05/2026
3			

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:

29/07/2026 11:09



3 1 1

Rooms: 5
Property Type: Unit
Land Size: 355 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000

Median Unit Price
29/07/2025 - 28/07/2026: \$852,750

Comparable Properties



1/4 Walcha Ct CHADSTONE 3148 (REI)

Agent Comments

3 2 1

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



3/103 Huntingdale Rd CHADSTONE 3148 (REI/VG)

Agent Comments

3 1 2

Price: \$832,888
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit

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.