

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

1/26 Stapley Crescent, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$950,000

Property Type Townhouse

Suburb Chadstone

Period - From 11/08/2025

to

10/08/2026

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	5/278 Highbury Rd MOUNT WAVERLEY 3149	\$1,050,000	01/08/2026
2	13c Elaroo St CHADSTONE 3148	\$1,043,000	28/07/2026
3	2/31 Oakpark Dr CHADSTONE 3148	\$1,061,500	18/07/2026

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:

11/08/2026 13:27



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
11/08/2025 - 10/08/2026: \$950,000

Comparable Properties

5/278 Highbury Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,050,000

Method:

Date: 01/08/2026

Property Type: House



13c Elaroo St CHADSTONE 3148 (REI)

Agent Comments

4 3 2

Price: \$1,043,000

Method: Private Sale

Date: 28/07/2026

Property Type: Townhouse (Single)

Land Size: 218 sqm approx



2/31 Oakpark Dr CHADSTONE 3148 (REI)

Agent Comments

4 2 2

Price: \$1,061,500

Method: Auction Sale

Date: 18/07/2026

Property Type: Townhouse (Res)