

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

1/3 HISCOCK STREET CHADSTONE VIC 3148

Indicative selling price

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

Single Price

or range
between

\$990,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$873,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Apr 2025

to

31 Mar 2026

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

1/16 WESTBROOK STREET CHADSTONE VIC 3148	\$980,000	23-Jan-26
2/49 MARGOT STREET CHADSTONE VIC 3148	\$928,888	14-Feb-26
1/9 MELINGA CRESCENT CHADSTONE VIC 3148	\$972,000	06-Feb-26

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: 28 April 2026



**1/16 WESTBROOK STREET
CHADSTONE VIC 3148**

3 2 2

Sold Price **\$980,000** Sold Date **23-Jan-26**

Distance **0.41km**



**2/49 MARGOT STREET
CHADSTONE VIC 3148**

3 2 1

Sold Price **\$928,888** Sold Date **14-Feb-26**

Distance **0.42km**



**1/9 MELINGA CRESCENT
CHADSTONE VIC 3148**

3 2 1

Sold Price **\$972,000** Sold Date **06-Feb-26**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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