

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

12/32 Adrian Street, Chadstone Vic 3148

Indicative selling price

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

Range between

\$775,000

&

\$850,000

Median sale price

Median price

\$915,000

Property Type

Unit

Suburb

Chadstone

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	3/2 Moorong St CHADSTONE 3148	\$846,000	29/03/2025
2	1/1 Margot St CHADSTONE 3148	\$800,000	17/12/2024
3	15 Drummond St CHADSTONE 3148	\$840,000	02/12/2024

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:

30/05/2025 09:45

**Property Type:** Strata Dwelling

Agent Comments

Indicative Selling Price

\$775,000 - \$850,000

Median Unit Price

Year ending March 2025: \$915,000

Comparable Properties

**3/2 Moorong St CHADSTONE 3148 (REI)**

Agent Comments

**Price:** \$846,000**Method:** Auction Sale**Date:** 29/03/2025**Property Type:** Townhouse (Res)**1/1 Margot St CHADSTONE 3148 (REI/VG)**

Agent Comments

**Price:** \$800,000**Method:** Private Sale**Date:** 17/12/2024**Property Type:** Unit**Land Size:** 288 sqm approx**15 Drummond St CHADSTONE 3148 (REI/VG)**

Agent Comments

**Price:** \$840,000**Method:** Private Sale**Date:** 02/12/2024**Property Type:** House (Res)**Land Size:** 604 sqm approx

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