

# 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 Ventnor Street, Chadstone VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$1,290,000

Property Type

House

Suburb

Chadstone

Period - From

02/10/2025

to

01/04/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property         | Price       | Date of sale |
|----------------------------------------|-------------|--------------|
| 40 Mawarra Crescent Chadstone VIC 3148 | \$1,510,000 | 13/12/2025   |
| 16 William Street Oakleigh VIC 3166    | \$1,560,000 | 23/01/2026   |
|                                        |             |              |

This Statement of Information was prepared on:

02/04/2026