

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

14 Cabena Crescent, Chadstone Vic 3148

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$881,500

Property Type

Unit

Suburb

Chadstone

Period - From

01/04/2025

to

31/03/2026

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	1/20 Kevin St MOUNT WAVERLEY 3149	\$780,000	15/05/2026
2	1/12 Rugby Rd HUGHESDALE 3166	\$770,000	13/04/2026
3	2/575 Neerim Rd HUGHESDALE 3166	\$690,000	21/03/2026

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:

18/05/2026 18:57



2
 1
 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending March 2026: \$881,500

Comparable Properties



1/20 Kevin St MOUNT WAVERLEY 3149 (REI)

Agent Comments

2
 1
 1

Price: \$780,000

Method: Private Sale

Date: 15/05/2026

Property Type: Unit

Land Size: 314 sqm approx



1/12 Rugby Rd HUGHESDALE 3166 (REI)

Agent Comments

2
 1
 1

Price: \$770,000

Method: Private Sale

Date: 13/04/2026

Property Type: Unit

Land Size: 146 sqm approx



2/575 Neerim Rd HUGHESDALE 3166 (REI)

Agent Comments

2
 1
 1

Price: \$690,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

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This Statement of Information was prepared on:

18/05/2026 19:08



2 1 3

Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending March 2026: \$881,500

Comparable Properties



1/20 Kevin St MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

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Land Size: 314 sqm approx



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Property Type: Unit

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