

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

16 Adrian Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,348,944

Property Type House

Suburb Chadstone

Period - From 29/05/2025

to

28/05/2026

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	76 Talbot Rd MOUNT WAVERLEY 3149	\$1,250,000	02/05/2026
2	16 Rae St CHADSTONE 3148	\$1,115,000	21/03/2026
3	5 Cash Gr MOUNT WAVERLEY 3149	\$1,310,000	12/03/2026

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:

29/05/2026 11:38



 3  1  2

Property Type: House

Land Size: 765 sqm approx

Agent Comments

Comparable Properties



76 Talbot Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,250,000

Method: Private Sale

Date: 02/05/2026

Property Type: House

Land Size: 842 sqm approx



16 Rae St CHADSTONE 3148 (REI)

Agent Comments

 3  1  3

Price: \$1,115,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 566 sqm approx



5 Cash Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  1

Price: \$1,310,000

Method: Private Sale

Date: 12/03/2026

Property Type: House (Res)