

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

2/71 ATKINSON 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Aug 2025

to

31 Jul 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

2/28 WESTBROOK STREET CHADSTONE VIC 3148	\$895,000	27-May-26
2/24 WAVERLEY ROAD CHADSTONE VIC 3148	\$900,000	23-Apr-26
2/22 PALMERSTON GROVE OAKLEIGH VIC 3166	\$930,000	18-Mar-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: 19 August 2026

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**2/28 WESTBROOK STREET
CHADSTONE VIC 3148**

 3  2  2

Sold Price

\$895,000

Sold Date **27-May-26**

Distance

0.64km



**2/24 WAVERLEY ROAD
CHADSTONE VIC 3148**

 3  2  2

Sold Price

\$900,000

Sold Date **23-Apr-26**

Distance

0.84km



**2/22 PALMERSTON GROVE
OAKLEIGH VIC 3166**

 3  1  1

Sold Price

\$930,000

Sold Date **18-Mar-26**

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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