

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

21 Meadows Court, Chadstone Vic 3148

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Chadstone

Period - From

01/01/2026

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	5 Hiscock St CHADSTONE 3148	\$1,135,000	11/04/2026
2	16 Rae St CHADSTONE 3148	\$1,115,000	21/03/2026
3	30 Aloomba St CHADSTONE 3148	\$1,220,000	21/02/2026

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:

11/05/2026 11:52



 4  2  2

Property Type: House
Land Size: 590 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000

Median House Price
 March quarter 2026: \$1,360,000

Comparable Properties



5 Hiscock St CHADSTONE 3148 (REI)

Agent Comments

 3  1  1

Price: \$1,135,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 442 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



30 Aloomba St CHADSTONE 3148 (REI)

Agent Comments

 3  1  1

Price: \$1,220,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036