

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

23 Melinga Crescent, Chadstone VIC 3148

Indicative selling price

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

Range between

\$1,080,000

&

\$1,180,000

Median sale price

Median price

\$1,341,500

Property Type

House

Suburb

Chadstone

Period - From

04/02/2026

to

03/08/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Hiscock Street Chadstone VIC 3148	\$1,135,000	11/04/2026
15 Euroka Street Chadstone VIC 3148	\$1,133,000	06/06/2026
142 High Street Road Ashwood VIC 3147	\$1,110,000	28/03/2026

This Statement of Information was prepared on:

04/08/2026