

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

301/23 Collins Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$881,500 Property Type Apartment 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	305/70 Batesford Rd CHADSTONE 3148	\$372,000	28/02/2026
2	108/2 Dalgety St OAKLEIGH 3166	\$416,888	30/01/2026
3	209/436-442 Huntingdale Rd MOUNT WAVERLEY 3149	\$375,000	20/01/2026

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:

17/06/2026 14:38

**Property Type:** Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending March 2026: \$881,500

The comparable properties listed are what is available within a 2km radius. The property being sold is out of the ordinary with a large internal space bigger than standard one bedroom apartments as well as an oversize balcony overlooking suburban streets with city views.

Comparable Properties

**305/70 Batesford Rd CHADSTONE 3148 (REI/VG)**

Agent Comments

**Price:** \$372,000**Method:** Private Sale**Date:** 28/02/2026**Property Type:** Apartment**108/2 Dalgety St OAKLEIGH 3166 (REI/VG)**

Agent Comments

**Price:** \$416,888**Method:** Sold Before Auction**Date:** 30/01/2026**Property Type:** Apartment**209/436-442 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

**Price:** \$375,000**Method:** Private Sale**Date:** 20/01/2026**Property Type:** Apartment