

# 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

6 Ashby Court, Chadstone VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,300,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Chadstone

Period - From

16/10/2025

to

15/04/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property    | Price       | Date of sale |
|-----------------------------------|-------------|--------------|
| 26 Helen Road Chadstone VIC 3148  | \$1,295,000 | 28/03/2026   |
| 9 Nioka Street Chadstone VIC 3148 | \$1,280,000 | 13/12/2025   |
|                                   |             |              |

This Statement of Information was prepared on:

16/04/2026