

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

22/32 Adrian Street, Chadstone Vic 3148

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,255,000

Property Type

House

Suburb

Chadstone

Period - From

01/04/2024

to

31/03/2025

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 | 1/12 Thurloo St CHADSTONE 3148 | \$1,235,000 | 12/04/2025 |
| 2 | 2/47 Margot St CHADSTONE 3148 | \$1,205,000 | 29/03/2025 |
| 3 | 2/19 Thurloo St CHADSTONE 3148 | \$1,200,000 | 15/03/2025 |

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:

17/04/2025 16:10



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Indicative Selling Price
\$1,100,000

Median House Price
Year ending March 2025: \$1,255,000



4 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/12 Thurloo St CHADSTONE 3148 (REI)

Agent Comments

4 3 2

Price: \$1,235,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)



2/47 Margot St CHADSTONE 3148 (REI)

Agent Comments

4 2 3

Price: \$1,205,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)
Land Size: 711 sqm approx



2/19 Thurloo St CHADSTONE 3148 (REI)

Agent Comments

4 2 1

Price: \$1,200,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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