

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

2/32 Atkinson Street, Chadstone Vic 3148

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$915,000

Property Type Unit

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	105/6 Dalgety St OAKLEIGH 3166	\$585,000	28/03/2025
2	10/110 Atherton Rd OAKLEIGH 3166	\$595,000	07/03/2025
3	22/2-4 William St MURRUMBEENA 3163	\$595,000	07/01/2025

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:

22/04/2025 10:01



2
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$595,000

Median Unit Price

Year ending March 2025: \$915,000

Comparable Properties



105/6 Dalgety St OAKLEIGH 3166 (REI)

Agent Comments

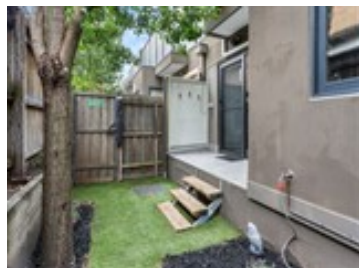
2
 2
 1

Price: \$585,000

Method: Private Sale

Date: 28/03/2025

Property Type: Apartment



10/110 Atherton Rd OAKLEIGH 3166 (REI/VG)

Agent Comments

2
 1
 1

Price: \$595,000

Method: Private Sale

Date: 07/03/2025

Property Type: Apartment



22/2-4 William St MURRUMBEENA 3163 (REI)

Agent Comments

2
 2
 1

Price: \$595,000

Method: Private Sale

Date: 07/01/2025

Property Type: Apartment

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