

## 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

1/32 MELINGA CRESCENT CHADSTONE VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Chadstone

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

1/11 HARCOURT STREET ASHWOOD VIC 3147	\$808,000	02-Dec-24
2/15 HILLCREST AVENUE CHADSTONE VIC 3148	\$825,000	15-Nov-24
2/15 COLLINS STREET CHADSTONE VIC 3148	\$798,888	21-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 20 February 2025



**1/11 HARCOURT STREET  
ASHWOOD VIC 3147**

2 1 1

Sold Price <sup>RS</sup> **\$808,000** Sold Date **02-Dec-24**

Distance **1.08km**



**2/15 HILLCREST AVENUE  
CHADSTONE VIC 3148**

2 1 1

Sold Price **\$825,000** Sold Date **15-Nov-24**

Distance **1.21km**



**2/15 COLLINS STREET  
CHADSTONE VIC 3148**

2 1 1

Sold Price **\$798,888** Sold Date **21-Nov-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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