

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$690,000

### Median sale price

Median price \$906,000 Property Type Unit Suburb Chadstone

Period - From 01/01/2024 to 31/12/2024 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	2/13-15 Arcadia Av MALVERN EAST 3145	\$665,000	31/01/2025
2	903/6 Dalgety St OAKLEIGH 3166	\$660,800	19/12/2024
3	1/8 State St OAKLEIGH EAST 3166	\$670,000	25/11/2024

**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:

07/03/2025 12:44



2   1   1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median Unit Price**  
Year ending December 2024: \$906,000

## Comparable Properties



2/13-15 Arcadia Av MALVERN EAST 3145 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 31/01/2025  
**Property Type:** Villa



903/6 Dalgety St OAKLEIGH 3166 (REI/VG)

[Agent Comments](#)

2   2   1

**Price:** \$660,800  
**Method:** Private Sale  
**Date:** 19/12/2024  
**Property Type:** Apartment



1/8 State St OAKLEIGH EAST 3166 (REI/VG)

[Agent Comments](#)

2   1   2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** Unit

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