

# 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

23 Hiscock 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Chadstone

Period - From

03/08/2024

to

02/02/2025

Source

core\_logic

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

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property       | Price       | Date of sale |
|--------------------------------------|-------------|--------------|
| 17 Euroka Street Chadstone VIC 3148  | \$1,055,000 | 14/09/2024   |
| 156 Power Avenue Chadstone VIC 3148  | \$1,100,880 | 15/11/2024   |
| 16 Ventnor Street Chadstone VIC 3148 | \$1,155,000 | 25/09/2024   |

This Statement of Information was prepared on:

03/02/2025