

# 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

2/7 Stapley 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)

Range between \$1,080,000 & \$1,170,000

### Median sale price

Median price \$828,000 Property Type Unit Suburb Chadstone

Period - From 29/01/2024 to 28/01/2025 Source Property Data

### 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	1/30 Hiscock St CHADSTONE 3148	\$1,230,000	21/12/2024
2	3/8a Atkinson St CHADSTONE 3148	\$1,070,000	19/10/2024
3	8d Highfield Rd CHADSTONE 3148	\$1,030,000	07/08/2024

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:

29/01/2025 05:39



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,080,000 - \$1,170,000  
**Median Unit Price**  
29/01/2024 - 28/01/2025: \$828,000

## Comparable Properties



**1/30 Hiscock St CHADSTONE 3148 (REI)**

Agent Comments



**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 21/12/2024  
**Property Type:** Townhouse (Single)



**3/8a Atkinson St CHADSTONE 3148 (REI/VG)**

Agent Comments



**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 266 sqm approx



**8d Highfield Rd CHADSTONE 3148 (REI/VG)**

Agent Comments



**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 07/08/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 226 sqm approx

Account - 11 North | P: 1300 353 836