

## 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

21 VISION 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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

|   |             |           |
|---|-------------|-----------|
| 2/24 JINDABYNE AVENUE CHADSTONE VIC 3148  | \$1,105,000 | 06-Dec-25 |
| 1A DICKSON STREET MOUNT WAVERLEY VIC 3149 | \$1,090,000 | 07-Nov-25 |
| 3/9-11 WOOLERT STREET ASHWOOD VIC 3147    | \$1,118,888 | 23-Dec-25 |

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: 14 February 2026


**2/24 JINDABYNE AVENUE  
CHADSTONE VIC 3148**
 3  2  1

 Sold Price <sup>RS</sup> **\$1,105,000** Sold Date **06-Dec-25**

 Distance **0.64km**

**1A DICKSON STREET MOUNT  
WAVERLEY VIC 3149**
 3  2  1

 Sold Price **\$1,090,000** Sold Date **07-Nov-25**

 Distance **1.81km**

**3/9-11 WOOLERT STREET  
ASHWOOD VIC 3147**
 3  2  2

 Sold Price **\$1,118,888** Sold Date **23-Dec-25**

 Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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