

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 106/32 Adrian Street, Chadstone Vic 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$560,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Chadstone

Period - From 14/05/2025

to 13/05/2026

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	203/436-442 Huntingdale Rd MOUNT WAVERLEY 3149	\$550,000	30/04/2026
2	G12/303-305 Huntingdale Rd CHADSTONE 3148	\$600,000	24/12/2025
3	108/6 Dalgety St OAKLEIGH 3166	\$593,000	14/11/2025

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:

14/05/2026 12:03

106/32 Adrian Street, Chadstone Vic 3148



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$560,000

Median Unit Price

14/05/2025 - 13/05/2026: \$720,000

Comparable Properties



203/436-442 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 30/04/2026

Property Type: Apartment



G12/303-305 Huntingdale Rd CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 24/12/2025

Property Type: Apartment



108/6 Dalgety St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$593,000

Method: Private Sale

Date: 14/11/2025

Property Type: Apartment

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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