

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

107/23 Collins Street, Chadstone Vic 3148

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$915,000

Property Type

Unit

Suburb

Chadstone

Period - From

01/04/2024

to

31/03/2025

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	2/19 Alma St MALVERN EAST 3145	\$625,000	03/04/2025
2	105/6 Dalgety St OAKLEIGH 3166	\$585,000	28/03/2025
3	2/8 Kelly St CHADSTONE 3148	\$620,000	31/01/2025

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:

22/05/2025 12:53

**Property Type:** Strata Unit/Flat**Land Size:** 2115 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending March 2025: \$915,000

Comparable Properties

**2/19 Alma St MALVERN EAST 3145 (REI)**

Agent Comments

**Price:** \$625,000**Method:** Private Sale**Date:** 03/04/2025**Property Type:** Unit**105/6 Dalgety St OAKLEIGH 3166 (REI/VG)**

Agent Comments

**Price:** \$585,000**Method:** Private Sale**Date:** 28/03/2025**Property Type:** Apartment**2/8 Kelly St CHADSTONE 3148 (VG)**

Agent Comments

**Price:** \$620,000**Method:** Sale**Date:** 31/01/2025**Property Type:** Flat/Unit/Apartment (Res)