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	16 Rae Street, Chadstone VIC 3148

Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,190,000	Pro	operty Type Ho	use		Suburb	Chadstone
Period - From	21/04/2025	to	19/10/2025	So	urce	Cotality	гм

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
25 Dundee Avenue Chadstone VIC 3148	\$1,345,000	18/06/2025
32 Rosemary Street Chadstone VIC 3148	\$1,308,888	28/05/2025
12 Attunga Street Chadstone VIC 3148	\$1,280,000	04/06/2025

This Statement of Information was prepared on:	21/10/2025

