

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

2/12 ATKINSON STREET CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,190,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/26 WESTBROOK STREET CHADSTONE VIC 3148	\$1,222,000	18-May-24
74B WAVERLEY ROAD CHADSTONE VIC 3148	\$1,280,000	22-May-25
2/17 CARRAMAR STREET CHADSTONE VIC 3148	\$1,290,000	01-Mar-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: 12 September 2025



**2/26 WESTBROOK STREET
CHADSTONE VIC 3148**

 4  3  2

Sold Price **\$1,222,000** Sold Date **18-May-24**

Distance **0.16km**



**74B WAVERLEY ROAD
CHADSTONE VIC 3148**

 4  3  2

Sold Price **\$1,280,000** Sold Date **22-May-25**

Distance **0.32km**



**2/17 CARRAMAR STREET
CHADSTONE VIC 3148**

 4  3  2

Sold Price **\$1,290,000** Sold Date **01-Mar-25**

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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