

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

2/5 AIKMAN CRESCENT 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Jul 2024

to

30 Jun 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

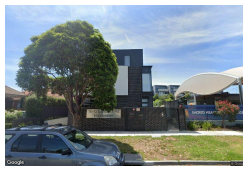
Date of sale

10/10-12 EARLSTOWN ROAD HUGHESDALE VIC 3166	\$800,000	23-Jun-25
2/24 CURRAN STREET OAKLEIGH EAST VIC 3166	\$796,000	05-Jul-25
4/1407-1409 DANDENONG ROAD MALVERN EAST VIC 3145	\$761,000	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: 25 July 2025



**10/10-12 EARLSTOWN ROAD
HUGHESDALE VIC 3166**

 2  2  1

Sold Price

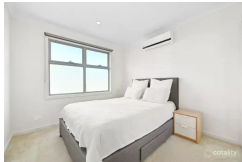
\$800,000

Sold Date

23-Jun-25

Distance

1.84km



**2/24 CURRAN STREET OAKLEIGH
EAST VIC 3166**

 2  1  1

Sold Price

^{RS} **\$796,000**

Sold Date

05-Jul-25

Distance

1.96km



**4/1407-1409 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  2  1

Sold Price

\$761,000

Sold Date

01-Mar-25

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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