

# 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

21 Gateway Close, Chadstone VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$790,000

### Median sale price

Median price

\$1,200,000

Property Type

Other

Suburb

Chadstone

Period - From

27/02/2025

to

26/08/2025

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 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
2/15 Evans Street Chadstone VIC 3148	\$760,000	16/04/2025
4/21-23 Cabena Crescent Chadstone VIC 3148	\$780,000	03/05/2025
3/46 Drummond Street Chadstone VIC 3148	\$760,000	12/07/2025

This Statement of Information was prepared on:

28/08/2025