

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

23 Oakpark Drive, Chadstone Vic 3148

Indicative selling price

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

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$1,338,000

Property Type House

Suburb Chadstone

Period - From 01/07/2025

to

30/06/2026

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	16 Adrian St CHADSTONE 3148	\$1,210,000	22/06/2026
2	28 Baradine St CHADSTONE 3148	\$1,145,000	17/06/2026
3	73 Huntingdale Rd CHADSTONE 3148	\$970,000	12/06/2026

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:

17/08/2026 18:13



3 2 2

Property Type: House (Res)

Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

Year ending June 2026: \$1,338,000

Comparable Properties



16 Adrian St CHADSTONE 3148 (REI)

Agent Comments

3 1 2

Price: \$1,210,000

Method: Private Sale

Date: 22/06/2026

Property Type: House

Land Size: 765 sqm approx



28 Baradine St CHADSTONE 3148 (REI)

Agent Comments

3 2 1

Price: \$1,145,000

Method: Private Sale

Date: 17/06/2026

Property Type: House (Res)



73 Huntingdale Rd CHADSTONE 3148 (REI)

Agent Comments

4 1 2

Price: \$970,000

Method: Private Sale

Date: 12/06/2026

Property Type: House (Res)

Land Size: 766 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481