

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

g02/32 Adrian Street, Chadstone Vic 3148

Indicative selling price

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

Range between

\$480,000

&

\$528,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Chadstone

Period - From

15/08/2024

to

14/08/2025

Source

Property Data

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	609/1525 Dandenong Rd OAKLEIGH 3166	\$515,000	05/07/2025
2	501/1525 Dandenong Rd OAKLEIGH 3166	\$500,000	17/06/2025
3	115/6 Dalgety St OAKLEIGH 3166	\$535,500	11/03/2025

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:

15/08/2025 16:22



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

15/08/2024 - 14/08/2025: \$500,000

Comparable Properties



609/1525 Dandenong Rd OAKLEIGH 3166 (REI)

Agent Comments

2 2 1

Price: \$515,000

Method: Private Sale

Date: 05/07/2025

Property Type: Apartment



501/1525 Dandenong Rd OAKLEIGH 3166 (REI)

Agent Comments

2 2 1

Price: \$500,000

Method: Private Sale

Date: 17/06/2025

Property Type: Apartment



115/6 Dalgety St OAKLEIGH 3166 (REI/VG)

Agent Comments

2 2 1

Price: \$535,500

Method: Private Sale

Date: 11/03/2025

Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222