

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

1/3 HISCOCK 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$869,500

Property type

Unit

Suburb

Chadstone

Period-from

01 Jun 2025

to

31 May 2026

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

2/1 DUNDEE AVENUE CHADSTONE VIC 3148	\$967,000	02-May-26
3/75 POWER AVENUE CHADSTONE VIC 3148	\$835,000	07-Mar-26
5 HISCOCK STREET CHADSTONE VIC 3148	\$1,135,000	11-Apr-26

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: 01 June 2026



2/1 DUNDEE AVENUE CHADSTONE VIC 3148 Sold Price

^{RS} **\$967,000** Sold Date **02-May-26**

 3  2  2

Distance **0.72km**



3/75 POWER AVENUE CHADSTONE VIC 3148

Sold Price **\$835,000** Sold Date **07-Mar-26**

 3  2  1

Distance **0.81km**



5 HISCOCK STREET CHADSTONE VIC 3148

Sold Price ^{RS} **\$1,135,000** Sold Date **11-Apr-26**

 3  1  1

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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