

# 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

106/32 Adrian Street, 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 \$500,000 & \$550,000

### Median sale price

Median price \$729,200 Property Type Unit Suburb Chadstone

Period - From 25/06/2025 to 24/06/2026 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	203/63-65 Atherton Rd OAKLEIGH 3166	\$500,000	23/05/2026
2	104/19 Collins St CHADSTONE 3148	\$545,000	20/05/2026
3	704/6 Dalgety St OAKLEIGH 3166	\$550,000	02/03/2026

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:

25/06/2026 12:57

106/32 Adrian Street, Chadstone Vic 3148



 2  2  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
25/06/2025 - 24/06/2026: \$729,200

## Comparable Properties



**203/63-65 Atherton Rd OAKLEIGH 3166 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 23/05/2026  
**Property Type:** Apartment



**104/19 Collins St CHADSTONE 3148 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$545,000  
**Method:** Sold Before Auction  
**Date:** 20/05/2026  
**Property Type:** Apartment

**704/6 Dalgety St OAKLEIGH 3166 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 02/03/2026  
**Property Type:** Apartment

**Account - Biggin & Scott Manningham** | P: 03 9841 9000 | F: 03 9841 9320



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