

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

101/21 Collins Street, Chadstone Vic 3148

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$832,500

Property Type Unit

Suburb Chadstone

Period - From 20/06/2024

to

19/06/2025

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	G3/16 Dalgety St OAKLEIGH 3166	\$540,000	12/04/2025
2	105/6 Dalgety St OAKLEIGH 3166	\$585,000	28/03/2025
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:

20/06/2025 15:56



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$599,000
Median Unit Price
20/06/2024 - 19/06/2025: \$832,500

Comparable Properties

G3/16 Dalgety St OAKLEIGH 3166 (VG)

Agent Comments



Price: \$540,000
Method: Sale
Date: 12/04/2025
Property Type: Strata Unit/Flat



105/6 Dalgety St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 28/03/2025
Property Type: Apartment



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

Agent Comments



Price: \$535,500
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment