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	16 Adrian Street, Chadstone Vic 3148

Indicative selling price

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

Single price $1,245,000

Median sale price

Median price $1,360,000 Property Type House Suburb Chadstone

Period - From 01/01/2026 to 31/03/2026 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	21 Meadows Ct CHADSTONE 3148	$1,200,000	06/06/2026
2	22 Solomon St MOUNT WAVERLEY 3149	$1,300,000	23/05/2026
3	26 Helen Rd CHADSTONE 3148	$1,295,000	28/03/2026

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: 22/06/2026 09:54

16 Adrian Street, Chadstone Vic 3148

JellisCraig

Ed Rafter
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Indicative Selling Price
$1,245,000
Median House Price
March quarter 2026: $1,360,000



3 1 2

Property Type: House (Res)
Land Size: 765 sqm approx

Agent Comments

Comparable Properties



21 Meadows Ct CHADSTONE 3148 (REI)

4 2 2

Price: $1,200,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)

Agent Comments



22 Solomon St MOUNT WAVERLEY 3149 (REI)

3 1 4

Price: $1,300,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



26 Helen Rd CHADSTONE 3148 (REI)

4 2 2

Price: $1,295,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments

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