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	2/7 Hillcrest Avenue, Chadstone VIC 3148

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $852,944 Property Type Unit Suburb Chadstone

Period - From 22/12/2025 to 21/06/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/91 Stanley Avenue Mount Waverley VIC 3149	$1,287,500	09/04/2026
1/42 Power Avenue Ashwood VIC 3147	$1,245,000	19/03/2026
1/7 Fletcher Court Mount Waverley VIC 3149	$1,200,000	28/02/2026

This Statement of Information was prepared on: 22/06/2026