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	3/13 Hiscock Street, Chadstone Vic 3148

Indicative selling price

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

Range between $1,080,000 & $1,180,000

Median sale price

Median price $1,045,000 Property Type Townhouse Suburb Chadstone

Period - From 17/05/2024 to 16/05/2025 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	1B/13 Batesford Rd CHADSTONE 3148	$1,150,800	10/05/2025
2	2/7 Stapley Cr CHADSTONE 3148	$1,155,000	02/05/2025
3	1/30 Hiscock St CHADSTONE 3148	$1,230,000	21/12/2024

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: 17/05/2025 13:57

3/13 Hiscock Street, Chadstone Vic 3148



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 258 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000 - $1,180,000
Median Townhouse Price
17/05/2024 - 16/05/2025: $1,045,000

Comparable Properties



1B/13 Batesford Rd CHADSTONE 3148 (REI)

4 3 2

Price: $1,150,800
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)

Agent Comments



2/7 Stapley Cr CHADSTONE 3148 (REI)

4 2 2

Price: $1,155,000
Method: Sold Before Auction
Date: 02/05/2025
Property Type: Townhouse (Single)

Agent Comments



1/30 Hiscock St CHADSTONE 3148 (REI/VG)

4 3 2

Price: $1,230,000
Method: Private Sale
Date: 21/12/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig

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