

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 6 Aikman Crescent, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Chadstone

Period - From 01/10/2025 to 31/12/2025 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	11 Evans St CHADSTONE 3148	\$1,430,000	26/11/2025
2	26 Atkinson St CHADSTONE 3148	\$1,530,000	13/09/2025
3	21 Westbrook St CHADSTONE 3148	\$1,500,000	06/09/2025

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: 04/02/2026 13:44



Property Type:

Agent Comments

Comparable Properties



11 Evans St CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,430,000

Method: Private Sale

Date: 26/11/2025

Property Type: House

Land Size: 829 sqm approx



26 Atkinson St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$1,530,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 836 sqm approx



21 Westbrook St CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 06/09/2025

Property Type: House (Res)

Land Size: 874 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888