

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

1/19 Hiscock Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

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	1/86 Batesford Rd CHADSTONE 3148	\$850,500	02/05/2026
2	1/5 Bambil St CHADSTONE 3148	\$920,000	01/04/2026
3	1/21 Swanson Cr CHADSTONE 3148	\$950,000	21/03/2026

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:

19/06/2026 11:01



 3  2  1

Property Type: House

Land Size: 405 sqm approx

Agent Comments

Comparable Properties



1/86 Batesford Rd CHADSTONE 3148 (REI/VG)

Agent Comments

 3  1  2

Price: \$850,500

Method: Auction Sale

Date: 02/05/2026

Property Type: Unit

Land Size: 366 sqm approx



1/5 Bambil St CHADSTONE 3148 (REI)

Agent Comments

 3  2  2

Price: \$920,000

Method: Private Sale

Date: 01/04/2026

Property Type: Unit

Land Size: 311 sqm approx



1/21 Swanson Cr CHADSTONE 3148 (REI/VG)

Agent Comments

 3  1  2

Price: \$950,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 396 sqm approx