

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

1/9 EVANS STREET CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Chadstone

Period-from

01 Feb 2025

to

31 Jan 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 6 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

1/24 STAPLEY CRESCENT CHADSTONE VIC 3148	\$1,530,000	04-Nov-25
2/1 WOOLERT STREET ASHWOOD VIC 3147	\$1,500,000	09-Nov-25
32C ESTELLE STREET OAKLEIGH VIC 3166	\$1,435,000	17-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 14 February 2026


**1/24 STAPLEY CRESCENT
CHADSTONE VIC 3148**

 4
  3
  2

Sold Price **\$1,530,000** Sold Date **04-Nov-25**

Distance **0.75km**


**2/1 WOOLERT STREET ASHWOOD
VIC 3147**

 4
  3
  2

Sold Price **\$1,500,000** Sold Date **09-Nov-25**

Distance **1.45km**


**32C ESTELLE STREET OAKLEIGH
VIC 3166**

 4
  3
  1

Sold Price **\$1,435,000** Sold Date **17-Oct-25**

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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