

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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

Other

Suburb

Chadstone

Period-from

01 Jan 2025

to

31 Dec 2025

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	10-Nov-25
32C ESTELLE STREET OAKLEIGH VIC 3166	\$1,435,000	16-Oct-25
2/108 HIGH STREET ROAD ASHWOOD VIC 3147	\$1,340,000	16-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 January 2026



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

4 3 2

Sold Price ^{RS} **\$1,530,000** Sold Date **10-Nov-25**

Distance **0.75km**



**32C ESTELLE STREET OAKLEIGH
VIC 3166**

4 3 1

Sold Price ^{RS} **\$1,435,000** Sold Date **16-Oct-25**

Distance **1.4km**



**2/108 HIGH STREET ROAD
ASHWOOD VIC 3147**

4 3 2

Sold Price **\$1,340,000** Sold Date **16-Oct-25**

Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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