

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

8 Attunga Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,275,000

Property Type House

Suburb Chadstone

Period - From 29/09/2024

to 28/09/2025

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	38 Power Av ASHWOOD 3147	\$990,000	28/05/2025
2	23 Therese Av MOUNT WAVERLEY 3149	\$900,000	28/05/2025
3	12 Waverley Rd CHADSTONE 3148	\$950,000	09/05/2025

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:

29/09/2025 11:12



Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
29/09/2024 - 28/09/2025: \$1,275,000

Comparable Properties



38 Power Av ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$990,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: House (Res)
Land Size: 587 sqm approx

23 Therese Av MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$900,000
Method: Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 726 sqm approx



12 Waverley Rd CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 588 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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