## 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	9 Nioka Street, Chadstone Vic 3148
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,275,000	Pro	perty Type	House		Suburb	Chadstone
Period - From	19/11/2024	to	18/11/2025		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

Add	dress of comparable property	Price	Date of sale
1	2 Amaroo St CHADSTONE 3148	\$1,160,000	05/11/2025
2	126 Power Av CHADSTONE 3148	\$1,200,000	17/06/2025
3	115 Power Av CHADSTONE 3148	\$1,140,000	15/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2025 12:08









Rooms: 4

Property Type: House Land Size: 609 sqm approx

Agent Comments

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** 19/11/2024 - 18/11/2025: \$1,275,000

## Comparable Properties



2 Amaroo St CHADSTONE 3148 (REI)

2





Price: \$1,160,000 Method: Private Sale Date: 05/11/2025 **Property Type:** House Land Size: 613 sqm approx **Agent Comments** 



126 Power Av CHADSTONE 3148 (REI/VG)







**Agent Comments** 

Price: \$1,200,000 Method: Private Sale Date: 17/06/2025 Property Type: House Land Size: 602 sqm approx



115 Power Av CHADSTONE 3148 (REI/VG)





**Agent Comments** 

Price: \$1,140,000 Method: Auction Sale Date: 15/06/2025

Property Type: House (Res) Land Size: 604 sqm approx

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