

## 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  
30 Aloomba Street, Chadstone Vic 3148

### Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,307,194</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Chadstone</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">21/01/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">20/01/2026</span>	Source	<span style="border: 1px solid black; padding: 2px;">Property Data</span>

### 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	136 Power Av CHADSTONE 3148	\$1,150,000	08/11/2025
2	2 Amaroo St CHADSTONE 3148	\$1,160,000	05/11/2025
3			

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:

21/01/2026 16:00



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 608 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

21/01/2025 - 20/01/2026: \$1,307,194

## Comparable Properties



### 136 Power Av CHADSTONE 3148 (REI)



**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx

Agent Comments



### 2 Amaroo St CHADSTONE 3148 (REI)



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

Agent Comments

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.

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