

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,307,194

Property Type House

Suburb Chadstone

Period - From 21/01/2025

to

20/01/2026

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	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



3 1 1

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)

Agent Comments

3 1 1

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



2 Amaroo St CHADSTONE 3148 (REI)

Agent Comments

2 1 5

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

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.