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	1/105 Power Avenue, Chadstone Vic 3148

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $1,275,000 Property Type House Suburb Chadstone

Period - From 21/10/2024 to 20/10/2025 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	1/7a Jordan St ASHWOOD 3147	$1,283,000	19/08/2025
2	2/39 Jindabyne Av CHADSTONE 3148	$1,171,000	30/05/2025
3	74b Waverley Rd CHADSTONE 3148	$1,280,000	27/05/2025

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: 21/10/2025 11:01

1/105 Power Avenue, Chadstone Vic 3148

JellisCraig

Alex Flannagan
03 9432 1444
0425 239 865
alexflannagan@jelliscraig.com.au



4 2 2

Property Type: Townhouse (Single)
Land Size: 265 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000
Median House Price
21/10/2024 - 20/10/2025: $1,275,000

Comparable Properties



1/7a Jordan St ASHWOOD 3147 (REI)

3 2 2

Price: $1,283,000
Method: Sold Before Auction
Date: 19/08/2025
Property Type: Townhouse (Res)
Land Size: 318 sqm approx

Agent Comments



2/39 Jindabyne Av CHADSTONE 3148 (REI/VG)

4 2 2

Price: $1,171,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: Townhouse (Res)
Land Size: 211 sqm approx

Agent Comments



74b Waverley Rd CHADSTONE 3148 (REI/VG)

4 3 2

Price: $1,280,000
Method: Sold Before Auction
Date: 27/05/2025
Property Type: Townhouse (Res)
Land Size: 216 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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