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	1/143 Power Avenue, Chadstone Vic 3148

Indicative selling price

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

Single price $1,127,000

Median sale price

Median price $1,120,000 Property Type Townhouse Suburb Chadstone

Period - From 02/12/2024 to 01/12/2025 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	2/31 Burton St CHADSTONE 3148	$1,011,600	22/11/2025
2	1/43 Stanley Av MOUNT WAVERLEY 3149	$1,170,000	08/11/2025
3	2/12 Leroux St OAKLEIGH 3166	$1,020,000	19/09/2025

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: 02/12/2025 16:38

1/143 Power Avenue, Chadstone Vic 3148

JellisCraig

Josh Yu
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3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,127,000
Median Townhouse Price
02/12/2024 - 01/12/2025: $1,120,000

Comparable Properties



2/31 Burton St CHADSTONE 3148 (REI)

3 2 1

Price: $1,011,600
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)

Agent Comments



1/43 Stanley Av MOUNT WAVERLEY 3149 (REI)

3 3 2

Price: $1,170,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/12 Leroux St OAKLEIGH 3166 (REI)

3 2 1

Price: $1,020,000
Method: Private Sale
Date: 19/09/2025
Property Type: Townhouse (Single)
Land Size: 187 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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