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	13 Nyrang Street, Chadstone VIC 3148

Indicative selling price

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

Range between $1,080,000 & $1,180,000

Median sale price

Median price $1,218,000 Property Type House Suburb Chadstone

Period - From 18/05/2025 to 16/11/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
115 Power Avenue Chadstone VIC 3148	$1,140,000	15/06/2025
84 Power Avenue Chadstone VIC 3148	$1,080,000	29/05/2025
136 Power Avenue Chadstone VIC 3148	$1,150,000	08/11/2025

This Statement of Information was prepared on: 18/11/2025