

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

3/7 MOONA COURT CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$940,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Sep 2024

to

31 Aug 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

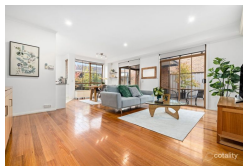
Date of sale

2/21 TIMMINGS STREET CHADSTONE VIC 3148	\$950,000	22-May-25
3/17 HILLCREST AVENUE CHADSTONE VIC 3148	\$938,000	24-May-25
2/1 BLETCHLEY ROAD HUGHESDALE VIC 3166	\$948,500	26-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 06 September 2025


**2/21 TIMMINGS STREET
CHADSTONE VIC 3148**

 3
  2
  1

Sold Price **\$950,000** Sold Date **22-May-25**

Distance **0.37km**


**3/17 HILLCREST AVENUE
CHADSTONE VIC 3148**

 3
  2
  2

Sold Price **\$938,000** Sold Date **24-May-25**

Distance **1.17km**


**2/1 BLETCHLEY ROAD
HUGHESDALE VIC 3166**

 3
  2
  2

Sold Price ^{RS} **\$948,500** Sold Date **26-Jul-25**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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