

# 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

8 Attunga Street, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

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

Period - From 29/09/2024 to 28/09/2025 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 | 38 Power Av ASHWOOD 3147          | \$990,000 | 28/05/2025   |
| 2 | 23 Therese Av MOUNT WAVERLEY 3149 | \$900,000 | 28/05/2025   |
| 3 | 12 Waverley Rd CHADSTONE 3148     | \$950,000 | 09/05/2025   |

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:

29/09/2025 11:12



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Property Type:  
Agent Comments

Indicative Selling Price  
\$900,000 - \$990,000  
Median House Price  
29/09/2024 - 28/09/2025: \$1,275,000

## Comparable Properties



38 Power Av ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$990,000  
Method: Sold Before Auction  
Date: 28/05/2025  
Property Type: House (Res)  
Land Size: 587 sqm approx

23 Therese Av MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$900,000  
Method: Sale  
Date: 28/05/2025  
Property Type: House (Res)  
Land Size: 726 sqm approx



12 Waverley Rd CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$950,000  
Method: Private Sale  
Date: 09/05/2025  
Property Type: House  
Land Size: 588 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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