

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

9 Nioka Street, Chadstone Vic 3148

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,275,000

Property Type

House

Suburb

Chadstone

Period - From

19/11/2024

to

18/11/2025

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 Amaroo St CHADSTONE 3148	\$1,160,000	05/11/2025
2	126 Power Av CHADSTONE 3148	\$1,200,000	17/06/2025
3	115 Power Av CHADSTONE 3148	\$1,140,000	15/06/2025

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:

19/11/2025 12:08



3 1 1

Rooms: 4
Property Type: House
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
19/11/2024 - 18/11/2025: \$1,275,000

Comparable Properties



2 Amaroo St CHADSTONE 3148 (REI)

Agent Comments

2 1 5

Price: \$1,160,000
Method: Private Sale
Date: 05/11/2025
Property Type: House
Land Size: 613 sqm approx



126 Power Av CHADSTONE 3148 (REI/VG)

Agent Comments

3 1 1

Price: \$1,200,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 602 sqm approx



115 Power Av CHADSTONE 3148 (REI/VG)

Agent Comments

3 1 2

Price: \$1,140,000
Method: Auction Sale
Date: 15/06/2025
Property Type: House (Res)
Land Size: 604 sqm approx