

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9 Ladner Court Chadstone, 3148
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Indicative selling price

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

Range between	\$1,250,000 & \$1,350,000
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Median sale price

Median price	\$1,190,000	Property Type	HOUSE	Suburb	CHADSTONE
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Period - From	01-Oct-2024	to	30-Sep-2025	Source	Cotality
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Comparable property sales

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	27 Oakpark Drive, Chadstone	\$1,300,000	08-Oct-2025
2	15 Ventnor Street, Chadstone	\$1,370,000	30-Aug-2025
3	10 Dundee Avenue, Chadstone	\$1,258,888	10-May-2025

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