

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

7 LOCKSLEY ROAD, CHIRNSIDE PARK, VIC 3116


**Indicative selling price**

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

Price Range: \$1,300,000 to \$1,390,000

**Median sale price**

Median price \$710,000 Property type *House* Suburb Chirnside Park

Period - From 01/01/2024 to 31/12/2024 Source 

**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) 48 BOTANICA DR, CHIRNSIDE PARK, VIC 3116	\$1,425,000	30/11/2024
2) 20 HALDANE CL, CHIRNSIDE PARK, VIC 3116	\$1,310,000	25/10/2024
3) 66 SHERWOOD RD, CHIRNSIDE PARK, VIC 3116	\$1,300,000	20/11/2024

This Statement of Information was prepared on: 28/02/2025