

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 Roseman Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$880,000 Property Type House Suburb Chirnside Park

Period - From 26/02/2024 to 25/02/2025 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	39 Edward Rd CHIRNSIDE PARK 3116	\$830,000	17/12/2024
2	7 Blackfriars La CHIRNSIDE PARK 3116	\$800,000	25/10/2024
3	76 Chirnside Dr CHIRNSIDE PARK 3116	\$835,000	16/10/2024

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: 26/02/2025 17:56



4 4 1

Rooms: 5
Property Type: House (Res)
Land Size: 982 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
26/02/2024 - 25/02/2025: \$880,000

Comparable Properties



39 Edward Rd CHIRNSIDE PARK 3116 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$830,000
Method: Sold Before Auction
Date: 17/12/2024
Property Type: House (Res)
Land Size: 876 sqm approx



7 Blackfriars La CHIRNSIDE PARK 3116 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$800,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 867 sqm approx



76 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$835,000
Method: Private Sale
Date: 16/10/2024
Property Type: House (Res)
Land Size: 884 sqm approx

Account - Barry Plant | P: 03 9735 3300