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 11 Columbia Boulevard, Chirnside Park Vic 3116 Including suburb and postcode

Indicative selling price

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

Range between \$1,150,000 \$1,250,000 &

Median sale price

| Median price | \$930,000 | Pro | perty Type | House | | Suburb | Chirnside Park |
|---------------|------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/10/2024 | to | 30/09/2025 | | Source | REIV | |

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

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1 | 9 Parkvalley Dr CHIRNSIDE PARK 3116 | \$1,375,000 | 31/08/2025 |
| 2 | 6 Sheppards La CHIRNSIDE PARK 3116 | \$1,125,000 | 25/06/2025 |
| 3 | 72 Locksley Rd CHIRNSIDE PARK 3116 | \$1,380,000 | 04/06/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 05/11/2025 09:58 |
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Property Type:

Land Size: 746 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price**

Year ending September 2025: \$930,000

Comparable Properties



9 Parkvalley Dr CHIRNSIDE PARK 3116 (REI)





Agent Comments

Price: \$1,375,000 Method: Private Sale Date: 31/08/2025 Property Type: House Land Size: 920 sqm approx



6 Sheppards La CHIRNSIDE PARK 3116 (REI/VG)







Agent Comments

Price: \$1,125,000 Method: Private Sale Date: 25/06/2025 Property Type: House Land Size: 977 sqm approx



72 Locksley Rd CHIRNSIDE PARK 3116 (REI/VG)



Agent Comments

Price: \$1,380,000 Method: Private Sale Date: 04/06/2025 Property Type: House Land Size: 704 sqm approx

Account - VICPROP | P: 03 8888 1011





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