

STATEMENT OF INFORMATION

117 SWITCHBACK ROAD, CHIRNSIDE PARK, VIC 3116

PREPARED BY LEIGH PRIDHAM, PRIDHAM PROPERTY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



117 SWITCHBACK ROAD, CHIRNSIDE

4 2 2

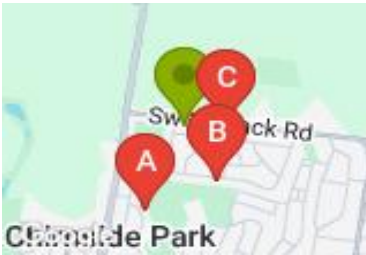
Indicative Selling Price

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

Price Range: \$960,000 to \$1,050,000

Provided by: Leigh Pridham, Pridham Property

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (House)

\$940,000

01 April 2025 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



30 THE WALLABY RUN, CHIRNSIDE PARK, VIC

4 2 2

Sale Price

\$980,000

Sale Date: 23/10/2025

Distance from Property: 678m



89 ROLLING HILLS RD, CHIRNSIDE PARK, VIC

4 3 2

Sale Price

\$1,100,000

Sale Date: 09/10/2025

Distance from Property: 462m



79 SWITCHBACK RD, CHIRNSIDE PARK, VIC

4 2 1

Sale Price

\$1,000,000

Sale Date: 17/09/2025

Distance from Property: 269m



This report has been compiled on 16/12/2025 by Pridham Property. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

117 SWITCHBACK ROAD, CHIRNSIDE PARK, VIC 3116

Indicative selling price

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

Price Range:

\$960,000 to \$1,050,000

Median sale price

Median price

\$940,000

Property type

House

Suburb

CHIRNSIDE PARK

Period

01 April 2025 to 30 September 2025

Source

pricfinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

30 THE WALLABY RUN, CHIRNSIDE PARK, VIC 3116	\$980,000	23/10/2025
89 ROLLING HILLS RD, CHIRNSIDE PARK, VIC 3116	\$1,100,000	09/10/2025
79 SWITCHBACK RD, CHIRNSIDE PARK, VIC 3116	\$1,000,000	17/09/2025

This Statement of Information was prepared on:

16/12/2025