

## 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

16A CHIRNSIDE DRIVE, CHIRNSIDE PARK, VIC 3116

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$910,000 to \$960,000

**Median sale price**

Median price	\$881,000	Property type	House	Suburb	CHIRNSIDE PARK
Period - From	01/07/2024	to	30/06/2024	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) 83A COUNTRY CLUB DR, CHIRNSIDE PARK, VIC 3116	\$930,000	11/05/2025
2) 5A SUNBURST CRT, MOOROOLBARK, VIC 3138	\$891,000	07/03/2025
3) 24 BILLANOOK WAY, CHIRNSIDE PARK, VIC 3116	\$910,000	11/06/2025

This Statement of Information was prepared on: 22/08/2025