

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

18 Rolloway Rise, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$820,000

&

\$870,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/07/2024

to

30/06/2025

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	Price	Date of sale
1	14 Clubpoint Dr CHIRNSIDE PARK 3116	\$875,000	26/03/2025
2	9 Roseman Rd CHIRNSIDE PARK 3116	\$900,000	05/03/2025
3	19 Valley Ho CHIRNSIDE PARK 3116	\$881,000	22/02/2025

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:

06/08/2025 15:17



Rooms: 10
Property Type: House
Land Size: 916.813 sqm approx
Agent Comments

Indicative Selling Price
 \$820,000 - \$870,000
Median House Price
 Year ending June 2025: \$900,000

Comparable Properties



14 Clubpoint Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 867 sqm approx



9 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 867 sqm approx



19 Valley Ho CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$881,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 868 sqm approx

Account - Barry Plant | P: 03 9735 3300