

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

19 Rollway Rise, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$780,000

&

\$850,000

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	20 Grandvalley Dr CHIRNSIDE PARK 3116	\$845,000	08/05/2025
2	45 Hedwig Dr MOOROOLBARK 3138	\$800,000	30/04/2025
3	8 Springsong Pass CHIRNSIDE PARK 3116	\$800,000	17/04/2025

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:

24/07/2025 16:14



Property Type: House (Previously Occupied - Detached)
Land Size: 864 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median House Price
 Year ending June 2025: \$900,000

Comparable Properties



20 Grandvalley Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 08/05/2025
Property Type: House
Land Size: 861 sqm approx



45 Hedwig Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 30/04/2025
Property Type: House
Land Size: 872 sqm approx



8 Springsong Pass CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 17/04/2025
Property Type: House (Res)
Land Size: 732 sqm approx