# 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	2 Commerford Place, 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	\$750,000	&	\$825,000

## Median sale price

Median price	\$922,500	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	18/11/2024	to	17/11/2025		Source	Property	/ Data

## 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.

Ad	dress of comparable property	Price	Date of sale
1	1 Highview Dr MOOROOLBARK 3138	\$825,000	16/10/2025
2	2 Sunburst Ct MOOROOLBARK 3138	\$790,000	16/06/2025
3	26 Wainewright Av MOOROOLBARK 3138	\$757,000	04/06/2025

#### 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:	18/11/2025 16:04
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