

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

2 The Wallaby Run, Chirnside Park VIC 3116

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Chirnside Park

Period - From

21/10/2024

to

21/04/2025

Source

pdol

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

Address of comparable property	Price	Date of sale
19 Roseman Rd, CHIRNSIDE PARK Vic	\$736,500	15/02/2025
10 Chirnside Dr, Chirnside Park Vic	\$750,000	16/01/2025
1a Coombah Ct, MOOROOLBARK Vic	\$743,000	11/11/2024

This Statement of Information was prepared on:

22/04/2025