

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

215 Maroondah Highway, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$935,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2025

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	12 Bimbadeen Dr MOOROOLBARK 3138	\$715,000	04/02/2025
2	10 Grandvalley Dr CHIRNSIDE PARK 3116	\$690,000	25/01/2025
3	24 Taylor St LILYDALE 3140	\$578,000	11/01/2025

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:

10/07/2025 09:40



Property Type: House (Previously Occupied - Detached)
Land Size: 872 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
June quarter 2025: \$935,000

Comparable Properties



12 Bimbadeen Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 868 sqm approx



10 Grandvalley Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 25/01/2025
Property Type: House
Land Size: 928 sqm approx



24 Taylor St LILYDALE 3140 (VG)

Agent Comments



Price: \$578,000
Method: Sale
Date: 11/01/2025
Property Type: Development Site (Res)
Land Size: 830 sqm approx

Account - Barry Plant | P: 03 9735 3300



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