

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

23 Edward Road, 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

\$890,000

Property Type

House

Suburb

Chirnside Park

Period - From

27/06/2024

to

26/06/2025

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.

	Address of comparable property	Price	Date of sale
1	21 Barker Dr MOOROOLBARK 3138	\$740,000	31/01/2025
2	10 Grandvalley Dr CHIRNSIDE PARK 3116	\$690,000	25/01/2025
3			

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:

27/06/2025 13:00



3 1 4

Property Type: House
Land Size: 876 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
27/06/2024 - 26/06/2025: \$890,000

Comparable Properties



21 Barker Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 1 3

Price: \$740,000
Method: Private Sale
Date: 31/01/2025
Property Type: House
Land Size: 871 sqm approx



10 Grandvalley Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 1 2

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

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.