

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

28 CAROLE AVENUE CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Chirnside Park

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

29A HARVEST DRIVE CHIRNSIDE PARK VIC 3116	\$675,000	24-May-25
163 MANCHESTER ROAD MOOROOLBARK VIC 3138	\$690,000	31-May-25
3 VIEW POINT DRIVE CHIRNSIDE PARK VIC 3116	\$730,000	20-May-25

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 6 months.~~

This Statement of Information was prepared on: 26 August 2025


**29A HARVEST DRIVE CHIRNSIDE
PARK VIC 3116**
 3  2  1

Sold Price

\$675,000

Sold Date **24-May-25**

Distance

0.52km

**163 MANCHESTER ROAD
MOOROOLBARK VIC 3138**
 3  1  1

Sold Price

\$690,000

Sold Date **31-May-25**

Distance

1.96km

**3 VIEW POINT DRIVE CHIRNSIDE
PARK VIC 3116**
 3  1  1

Sold Price

\$730,000

Sold Date **20-May-25**

Distance

0.53km
RS = Recent sale

UN = Undisclosed Sale

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