

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

3 Celeste Court, Chirnside Park Vic 3116

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

\$900,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2024

to

31/03/2025

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	7 Rosewood PI CHIRNSIDE PARK 3116	\$830,000	14/04/2025
2	2 Alderley Ct CHIRNSIDE PARK 3116	\$795,000	01/04/2025
3	115 Billanook Way CHIRNSIDE PARK 3116	\$840,000	29/03/2025

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:

22/05/2025 10:01



3 2 1

Property Type: House
Land Size: 549 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median House Price
 Year ending March 2025: \$900,000

Comparable Properties



7 Rosewood PI CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 3

Price: \$830,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 471 sqm approx



2 Alderley Ct CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 1 3

Price: \$795,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 449 sqm approx



115 Billanook Way CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 2

Price: \$840,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 446 sqm approx

Account - Barry Plant | P: 03 9735 3300