Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3 Celeste Court, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000	&	\$825,000
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Median sale price

Median price	\$900,000	Pro	perty 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

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



Date of sale







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

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

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

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





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