

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 Family Place, 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 \$727,500 Property Type Townhouse Suburb Chirnside Park

Period - From 12/02/2025 to 11/02/2026 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	1 Camplin Rise LILYDALE 3140	\$810,000	19/01/2026
2	4/23 Rourke St LILYDALE 3140	\$790,000	29/09/2025
3	11a Sugarloaf Dr CHIRNSIDE PARK 3116	\$818,000	10/09/2025

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: 12/02/2026 11:18



Property Type: Land
Land Size: 332 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median Townhouse Price
 12/02/2025 - 11/02/2026: \$727,500

Comparable Properties



1 Camplin Rise LILYDALE 3140 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 19/01/2026
Property Type: House (Res)
Land Size: 318 sqm approx



4/23 Rouke St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 29/09/2025
Property Type: Townhouse (Res)
Land Size: 162 sqm approx



11a Sugarloaf Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$818,000
Method: Private Sale
Date: 10/09/2025
Property Type: Unit
Land Size: 247 sqm approx

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