

# 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 Mansion Place, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$920,000

### Median sale price

Median price

\$895,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/01/2025

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	14 Clubpoint Dr CHIRNSIDE PARK 3116	\$875,000	26/03/2025
2	1 Partridge Way MOOROOLBARK 3138	\$884,000	22/03/2025
3	7 Carrington Ct CHIRNSIDE PARK 3116	\$892,500	13/12/2024

**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:

28/05/2025 15:29



**Property Type:** House (Res)  
**Land Size:** 1027 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$920,000  
**Median House Price**  
March quarter 2025: \$895,000

## Comparable Properties



**14 Clubpoint Dr CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**



**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** House (Res)  
**Land Size:** 867 sqm approx



**1 Partridge Way MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**



**Price:** \$884,000  
**Method:** Private Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 865 sqm approx



**7 Carrington Ct CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**



**Price:** \$892,500  
**Method:** Private Sale  
**Date:** 13/12/2024  
**Property Type:** House (Res)  
**Land Size:** 1155 sqm approx

**Account - Barry Plant | P: 03 9735 3300**