

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 Wiltshire Place, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$935,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2025

to

30/06/2025

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	1 The Dell CROYDON NORTH 3136	\$1,101,000	06/05/2025
2	17 Bronte Ct CROYDON NORTH 3136	\$1,185,000	11/04/2025
3	45 Anthony Dr CHIRNSIDE PARK 3116	\$1,135,000	19/03/2025

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:

27/08/2025 16:56



3 2 3

Rooms: 6
Property Type: House (Res)
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2025: \$935,000

Comparable Properties



1 The Dell CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,101,000
Method: Private Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 665 sqm approx



17 Bronte Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,185,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 829 sqm approx



45 Anthony Dr CHIRNSIDE PARK 3116 (VG)

Agent Comments

3 - -

Price: \$1,135,000
Method: Sale
Date: 19/03/2025
Property Type: House (Res)
Land Size: 864 sqm approx