

# 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

39 Meadowgate Drive, 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 \$700,000 & \$750,000

### 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	2b Grandvalley Dr CHIRNSIDE PARK 3116	\$740,000	21/07/2025
2	15 Koombooloomba Ct LILYDALE 3140	\$755,000	14/07/2025
3	14 Westall Ct MOOROOLBARK 3138	\$710,000	17/06/2025

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:

13/08/2025 16:57



 3  1  1

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 447 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

June quarter 2025: \$935,000

## Comparable Properties



**2b Grandvalley Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments

 3  1  1

**Price:** \$740,000

**Method:** Private Sale

**Date:** 21/07/2025

**Property Type:** House

**Land Size:** 365 sqm approx



**15 Koombooloomba Ct LILYDALE 3140 (REI)**

Agent Comments

 3  1  -

**Price:** \$755,000

**Method:** Private Sale

**Date:** 14/07/2025

**Property Type:** House

**Land Size:** 423 sqm approx



**14 Westall Ct MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 17/06/2025

**Property Type:** House

**Land Size:** 357 sqm approx

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