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

Median sale price

| Median price | \$935,000 | Pro | perty 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

| Add | dress 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 comparableproperties 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 |
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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)

3

Price: \$740,000 Method: Private Sale Date: 21/07/2025 Property Type: House Land Size: 365 sqm approx **Agent Comments**



15 Koombooloomba Ct LILYDALE 3140 (REI)

3



Price: \$755,000 Method: Private Sale Date: 14/07/2025

Property Type: House Land Size: 423 sqm approx Agent Comments

Agent Comments



14 Westall Ct MOOROOLBARK 3138 (REI/VG)

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





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