

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

4 CONTOUR COURT CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

6 SHEPPARDS LANE CHIRNSIDE PARK VIC 3116	\$1,125,000	25-Jun-25
69 COUNTRY CLUB DRIVE CHIRNSIDE PARK VIC 3116	\$1,075,000	21-Jun-25
42 PARTRIDGE WAY MOOROOLBARK VIC 3138	\$1,187,500	06-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 11 September 2025



6 SHEPPARDS LANE CHIRNSIDE PARK VIC 3116

4 2 2

Sold Price ^{RS} **\$1,125,000** Sold Date **25-Jun-25**

Distance **0.44km**



69 COUNTRY CLUB DRIVE CHIRNSIDE PARK VIC 3116

4 2 2

Sold Price ^{RS} **\$1,075,000** Sold Date **21-Jun-25**

Distance **0.59km**



42 PARTRIDGE WAY MOOROOLBARK VIC 3138

4 2 2

Sold Price ^{RS} **\$1,187,500** Sold Date **06-Sep-25**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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