

# 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

41 Chirnside 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

\$600,000

&

\$650,000

### Median sale price\*

Median price

Property Type

Suburb

Chirnside Park

Period - From

to

Source

### 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	14a Westall Ct MOOROOLBARK 3138	\$412,000	18/06/2025
2	133A Maroondah Hwy CHIRNSIDE PARK 3116	\$307,500	14/01/2025
3	4a Buggyride La CHIRNSIDE PARK 3116	\$314,000	24/12/2024

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:

19/06/2025 11:48

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** land  
**Land Size:** 864 sqm approx  
**Agent Comments**

## Comparable Properties



**14a Westall Ct MOOROOLBARK 3138 (REI)**

**Agent Comments**



**Price:** \$412,000  
**Method:** Private Sale  
**Date:** 18/06/2025  
**Property Type:** Land  
**Land Size:** 439 sqm approx



**133A Maroondah Hwy CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**



**Price:** \$307,500  
**Method:** Private Sale  
**Date:** 14/01/2025  
**Property Type:** Land  
**Land Size:** 414 sqm approx



**4a Buggyride La CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**



**Price:** \$314,000  
**Method:** Private Sale  
**Date:** 24/12/2024  
**Property Type:** Land  
**Land Size:** 430 sqm approx