Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

6 Polaris Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/07/2024	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	7 Locksley Rd CHIRNSIDE PARK 3116	\$1,375,000	21/03/2025
2	68 Kingsburgh La LILYDALE 3140	\$1,350,000	16/03/2025
3	10 Haldane CI CHIRNSIDE PARK 3116	\$1,300,000	10/02/2025

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:	10/07/2025 11:42
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Property Type:

Divorce/Estate/Family Transfers Land Size: 881 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** Year ending June 2025: \$900,000

Comparable Properties



7 Locksley Rd CHIRNSIDE PARK 3116 (REI/VG)





Agent Comments

Price: \$1,375,000 Method: Private Sale Date: 21/03/2025 Property Type: House

Land Size: 681 sqm approx



68 Kingsburgh La LILYDALE 3140 (REI/VG)





Agent Comments

Price: \$1,350,000 Method: Private Sale Date: 16/03/2025 Property Type: House Land Size: 796 sqm approx



10 Haldane CI CHIRNSIDE PARK 3116 (REI/VG)



Price: \$1,300,000 Method: Private Sale Date: 10/02/2025

Property Type: House (Res) Land Size: 474 sqm approx **Agent Comments**

Account - Property Partners in Real Estate | P: 0429888367





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