

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 6 Polaris Way, Chirnside Park VIC 3116

Indicated 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 \$1,130,000 & \$1,243,000

Median sale price

Median price \$995,000 Property type House Suburb Chirnside Park

Period - From 8/5/2025 to 8/10/2025 Source CORELOGIC

Comparable property sales

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
16 Saddleback Ridge, Chirnside Park, Vic 3116	\$1,165,000	7/10/2025
4 West Haven Court, Chirnside Park, Vic 3116	\$1,255,000	13/8/2025
3 Wiltshire Place, Chirnside Park, Vic 3116	\$1,205,000	9/9/2025

This Statement of Information was prepared on: 12th October 2025