

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

63 Sherwood Road, Chirnside Park VIC 3116

Indicative selling price

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

Range between

\$640,000

&

\$670,000

Median sale price

Median price

\$705,750

Property Type

Land

Suburb

Chirnside Park

Period - From

17/06/2025

to

16/12/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
41 Chirnside Dr, Chirnside Park Vic	\$660,000	16/07/2025
20 Maroondah Hwy, Lilydale Vic	\$665,500	11/09/2025

This Statement of Information was prepared on:

17/12/2025