

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

7 Lancer Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$900,000

Property 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	Price	Date of sale
1	4 Caddie Cr CHIRNSIDE PARK 3116	\$1,055,000	13/07/2025
2	62 Sherwood Rd CHIRNSIDE PARK 3116	\$1,095,000	29/03/2025
3	85 Columbia Blvd CHIRNSIDE PARK 3116	\$1,101,000	28/02/2025

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:

27/08/2025 13:58

7 Lancer Way, Chirnside Park Vic 3116



5 2 2

Property Type: House
Land Size: 462 (approx) sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending June 2025: \$900,000

Comparable Properties



4 Caddie Cr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 2

Price: \$1,055,000
Method: Private Sale
Date: 13/07/2025
Property Type: House
Land Size: 388 sqm approx



62 Sherwood Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 2

Price: \$1,095,000
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 514 sqm approx



85 Columbia Blvd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 2

Price: \$1,101,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 412 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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