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	3 Celeste Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $900,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2024 to 31/03/2025 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	7 Rosewood Pl CHIRNSIDE PARK 3116	$830,000	14/04/2025
2	2 Alderley Ct CHIRNSIDE PARK 3116	$795,000	01/04/2025
3	115 Billanook Way CHIRNSIDE PARK 3116	$840,000	29/03/2025

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: 22/05/2025 10:01

3 Celeste Court, Chirnside Park Vic 3116



3 2 1

Property Type: House
Land Size: 549 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
Year ending March 2025: $900,000

Comparable Properties



7 Rosewood Pl CHIRNSIDE PARK 3116 (REI)

3 2 3

Price: $830,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 471 sqm approx

Agent Comments



2 Alderley Ct CHIRNSIDE PARK 3116 (REI)

3 1 3

Price: $795,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 449 sqm approx

Agent Comments



115 Billanook Way CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $840,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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