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	41 Chirnside Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price*

Median price | Property Type | Suburb Chirnside Park

Period - From | to | Source

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	14a Westall Ct MOOROOLBARK 3138	$412,000	18/06/2025
2	133A Maroondah Hwy CHIRNSIDE PARK 3116	$307,500	14/01/2025
3	4a Buggyride La CHIRNSIDE PARK 3116	$314,000	24/12/2024

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: 19/06/2025 11:48

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

41 Chirnside Drive, Chirnside Park Vic 3116

Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



Property Type: land
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $650,000
No median price available

Comparable Properties



14a Westall Ct MOOROOLBARK 3138 (REI)

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Price: $412,000
Method: Private Sale
Date: 18/06/2025
Property Type: Land
Land Size: 439 sqm approx

Agent Comments



133A Maroondah Hwy CHIRNSIDE PARK 3116 (REI/VG)

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Price: $307,500
Method: Private Sale
Date: 14/01/2025
Property Type: Land
Land Size: 414 sqm approx

Agent Comments



4a Buggyride La CHIRNSIDE PARK 3116 (REI/VG)

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Price: $314,000
Method: Private Sale
Date: 24/12/2024
Property Type: Land
Land Size: 430 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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