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	18 Rolloway Rise, Chirnside Park Vic 3116

Indicative selling price

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

Range between $820,000 & $870,000

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	14 Clubpoint Dr CHIRNSIDE PARK 3116	$875,000	26/03/2025
2	9 Roseman Rd CHIRNSIDE PARK 3116	$900,000	05/03/2025
3	19 Valley Ho CHIRNSIDE PARK 3116	$881,000	22/02/2025

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: 06/08/2025 15:17

18 Rolloway Rise, Chirnside Park Vic 3116



3

Rooms: 10
Property Type: House
Land Size: 916.813 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $870,000
Median House Price
Year ending June 2025: $900,000

Comparable Properties



14 Clubpoint Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 5

Price: $875,000
Method: Private Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 867 sqm approx

Agent Comments



9 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)

3 2 1

Price: $900,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 867 sqm approx

Agent Comments



19 Valley Ho CHIRNSIDE PARK 3116 (REI/VG)

3 1 2

Price: $881,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 868 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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