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	39 Meadowgate Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $935,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2025 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	2b Grandvalley Dr CHIRNSIDE PARK 3116	$740,000	21/07/2025
2	15 Koombooloomba Ct LILYDALE 3140	$755,000	14/07/2025
3	14 Westall Ct MOOROOLBARK 3138	$710,000	17/06/2025

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: 13/08/2025 16:57

39 Meadowgate Drive, Chirnside Park Vic 3116



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 447 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
June quarter 2025: $935,000

Comparable Properties



2b Grandvalley Dr CHIRNSIDE PARK 3116 (REI)

3 1 1

Price: $740,000
Method: Private Sale
Date: 21/07/2025
Property Type: House
Land Size: 365 sqm approx

Agent Comments



15 Koombooloomba Ct LILYDALE 3140 (REI)

3 1 -

Price: $755,000
Method: Private Sale
Date: 14/07/2025
Property Type: House
Land Size: 423 sqm approx

Agent Comments



14 Westall Ct MOOROOLBARK 3138 (REI/VG)

3 1 2

Price: $710,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 357 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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