

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

2 Buggyride Lane, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$995,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2025 to 30/09/2025 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	109 Victoria Rd CHIRNSIDE PARK 3116	\$857,000	30/10/2025
2	12 Circle Ridg CHIRNSIDE PARK 3116	\$867,000	09/10/2025
3	68 St Andrews Dr CHIRNSIDE PARK 3116	\$890,000	18/09/2025

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:

04/12/2025 11:50



 3  1  2

Property Type: House
Land Size: 849 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
September quarter 2025: \$995,000

Comparable Properties



109 Victoria Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  2

Price: \$857,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx



12 Circle Ridg CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  1  2

Price: \$867,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 999 sqm approx



68 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  1  2

Price: \$890,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 833 sqm approx

Account - Barry Plant | P: 03 9735 3300