

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

24 Haldane Close, Chirnside Park Vic 3116

Indicative selling price

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

Single price

\$1,180,000

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	98 Sherwood Rd CHIRNSIDE PARK 3116	\$1,182,000	28/11/2025
2	131 Botanica Dr CHIRNSIDE PARK 3116	\$1,210,000	02/10/2025
3	6 Footman Mews CHIRNSIDE PARK 3116	\$1,200,000	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:

05/12/2025 10:49



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,180,000

Median House Price

September quarter 2025: \$995,000

Comparable Properties



98 Sherwood Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  2

Price: \$1,182,000

Method: Private Sale

Date: 28/11/2025

Property Type: House

Land Size: 475 sqm approx



131 Botanica Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  2

Price: \$1,210,000

Method: Private Sale

Date: 02/10/2025

Property Type: House (Res)

Land Size: 532 sqm approx



6 Footman Mews CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 17/06/2025

Property Type: House

Land Size: 472 sqm approx

Account - Barry Plant | P: 03 9735 3300