

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

74 St Andrews Drive, Chirnside Park Vic 3116

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$950,000

Property Type House

Suburb Chirnside Park

Period - From 01/01/2025

to 31/12/2025

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	9 Bridle Path CHIRNSIDE PARK 3116	\$720,000	18/11/2025
2	21 Winnetka Dr LILYDALE 3140	\$670,000	29/08/2025
3	215 Maroondah Hwy CHIRNSIDE PARK 3116	\$778,000	02/08/2025

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:

12/01/2026 10:09

74 St Andrews Drive, Chirnside Park Vic 3116



Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



3 1 1

Property Type: House (Res)

Land Size: 868 sqm approx

Agent Comments

Home in Average condition, Some cracking in brickwork

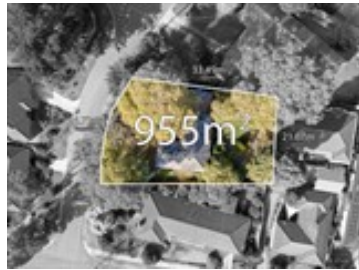
Indicative Selling Price

\$750,000

Median House Price

Year ending December 2025: \$950,000

Comparable Properties



9 Bridle Path CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 1 1

Price: \$720,000

Method: Private Sale

Date: 18/11/2025

Property Type: House (Res)

Land Size: 954 sqm approx



21 Winnetka Dr LILYDALE 3140 (REI/VG)

Agent Comments

3 1 1

Price: \$670,000

Method: Private Sale

Date: 29/08/2025

Property Type: House

Land Size: 944 sqm approx



215 Maroondah Hwy CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 1 2

Price: \$778,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 869 sqm approx

Account - Barry Plant | P: 03 9735 3300



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