

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

6C Woodpecker Pass, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price	\$985,000	Property Type	House	Suburb	Chirnside Park
Period - From	01/10/2025	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.

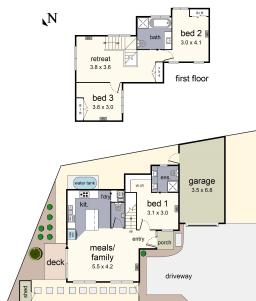
Address of comparable property		Price	Date of sale
1	57 Amadeo Way CHIRNSIDE PARK 3116	\$750,000	13/01/2026
2	40 Kidgell St LILYDALE 3140	\$720,000	08/11/2025
3	2/4 Country Club Dr CHIRNSIDE PARK 3116	\$800,000	31/10/2025

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:

29/01/2026 09:15



Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price

\$730,000 - \$780,000

Median House Price

December quarter 2025: \$985,000

Comparable Properties



57 Amadeo Way CHIRNSIDE PARK 3116 (REI)



Price: \$750,000

Method: Private Sale

Date: 13/01/2026

Property Type: Townhouse (Single)

Agent Comments



40 Kidgell St LILYDALE 3140 (REI/VG)



Price: \$720,000

Method: Private Sale

Date: 08/11/2025

Property Type: House

Land Size: 193 sqm approx

Agent Comments



2/4 Country Club Dr CHIRNSIDE PARK 3116 (REI/VG)



Price: \$800,000

Method: Private Sale

Date: 31/10/2025

Property Type: Townhouse (Single)

Land Size: 334 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300