

# 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 58 Meadowgate Drive, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### 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 | 23 Clubpoint Dr CHIRNSIDE PARK 3116 | \$1,060,000 | 29/01/2026   |
| 2 | 3 Autumn Gr MOOROOLBARK 3138        | \$1,087,500 | 09/12/2025   |
| 3 | 20 Polaris Way CHIRNSIDE PARK 3116  | \$1,015,222 | 03/12/2025   |

**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: 11/02/2026 14:47



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2025: \$985,000

## Comparable Properties



**23 Clubpoint Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 29/01/2026  
**Property Type:** House  
**Land Size:** 864 sqm approx



**3 Autumn Gr MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$1,087,500  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** House  
**Land Size:** 863 sqm approx



**20 Polaris Way CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$1,015,222  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** House  
**Land Size:** 873 sqm approx

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