

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$779,950

### 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: 16/02/2026 13:32



3 bedrooms 2 bathrooms 2 cars

Property Type: House  
Agent Comments

Indicative Selling Price  
\$779,950  
Median House Price  
December quarter 2025: \$985,000

## Comparable Properties



57 Amadeo Way CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$750,000  
Method: Private Sale  
Date: 13/01/2026  
Property Type: Townhouse (Single)



40 Kidgell St LILYDALE 3140 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$720,000  
Method: Private Sale  
Date: 08/11/2025  
Property Type: House  
Land Size: 193 sqm approx



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

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$800,000  
Method: Private Sale  
Date: 31/10/2025  
Property Type: Townhouse (Single)  
Land Size: 334 sqm approx

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