

# 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

47 Victoria Road, 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 \$1,100,000 & \$1,200,000

### 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	4 Mansion PI CHIRNSIDE PARK 3116	\$1,180,000	02/02/2026
2	10 Westall Ct MOOROLBARK 3138	\$1,185,000	08/11/2025
3	16 Saddleback Ridg CHIRNSIDE PARK 3116	\$1,165,000	07/10/2025

**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:

25/02/2026 18:37



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2025: \$985,000

## Comparable Properties



**4 Mansion PI CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 02/02/2026  
**Property Type:** House  
**Land Size:** 1021 sqm approx



**10 Westall Ct MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 08/11/2025  
**Property Type:** House  
**Land Size:** 877 sqm approx



**16 Saddleback Ridg CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$1,165,000  
**Method:** Private Sale  
**Date:** 07/10/2025  
**Property Type:** House (Res)  
**Land Size:** 1027 sqm approx

Account - Barry Plant | P: 03 9735 3300