

# 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 43 Clubpoint 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)

Single price \$845,000

### Median sale price

Median price \$953,775

Property Type House

Suburb Chirnside Park

Period - From 06/03/2025

to 05/03/2026

Source Property Data

### 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	24 Eastwood Cr MOOROOLBARK 3138	\$835,000	27/11/2025
2	33 Black Springs Rd CHIRNSIDE PARK 3116	\$840,000	24/09/2025
3			

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:

06/03/2026 14:44



3   2   2

**Property Type:** House  
**Land Size:** 609 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$845,000  
**Median House Price**  
06/03/2025 - 05/03/2026: \$953,775

## Comparable Properties



**24 Eastwood Cr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 27/11/2025  
**Property Type:** House  
**Land Size:** 864 sqm approx



**33 Black Springs Rd CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 24/09/2025  
**Property Type:** House (Res)  
**Land Size:** 866 sqm approx

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.

**Account - Barry Plant | P: 03 9735 3300**