

# 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 143 Switchback 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 \$850,000 & \$935,000

### 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	2 Buggyride La CHIRNSIDE PARK 3116	\$860,000	30/12/2025
2	12 Circle Ridg CHIRNSIDE PARK 3116	\$867,000	09/10/2025
3	68 St Andrews Dr CHIRNSIDE PARK 3116	\$890,000	18/09/2025

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: 11/03/2026 17:25



**Property Type:** House (Res)  
**Land Size:** 860 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$935,000  
**Median House Price**  
 December quarter 2025: \$985,000

## Comparable Properties



**2 Buggyride La CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 30/12/2025  
**Property Type:** House  
**Land Size:** 856 sqm approx



**12 Circle Ridg CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$867,000  
**Method:** Private Sale  
**Date:** 09/10/2025  
**Property Type:** House (Res)  
**Land Size:** 999 sqm approx



**68 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 18/09/2025  
**Property Type:** House  
**Land Size:** 833 sqm approx

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