

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

4 Song Bird Avenue, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$955,000

Property Type

House

Suburb

Chirnside Park

Period - From

18/03/2025

to

17/03/2026

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	13 Switchback Rd CHIRNSIDE PARK 3116	\$800,000	08/02/2026
2	235 Maroondah Hwy CHIRNSIDE PARK 3116	\$815,000	07/11/2025
3	33 Black Springs Rd CHIRNSIDE PARK 3116	\$840,000	24/09/2025

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:

18/03/2026 16:05



 3  2  1

Rooms: 5
Property Type: House
Land Size: 1120 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
18/03/2025 - 17/03/2026: \$955,000

Comparable Properties



13 Switchback Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  1  2

Price: \$800,000
Method: Private Sale
Date: 08/02/2026
Property Type: House
Land Size: 866 sqm approx



235 Maroondah Hwy CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  2

Price: \$815,000
Method: Private Sale
Date: 07/11/2025
Property Type: House
Land Size: 1008 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

Account - Barry Plant | P: 03 9735 3300