

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

25a Clubpoint Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$750,000 & \$800,000

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	31a Sugarloaf Dr CHIRNSIDE PARK 3116	\$795,000	07/11/2025
2	2/37 Beresford Rd LILYDALE 3140	\$790,000	30/10/2025
3	30a Morokai Gr LILYDALE 3140	\$765,000	29/09/2025

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 16:10



3 1 1

Rooms: 4
Property Type: House
Land Size: 264 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 18/03/2025 - 17/03/2026: \$955,000

Comparable Properties



31a Sugarloaf Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 1 2

Price: \$795,000
Method: Private Sale
Date: 07/11/2025
Property Type: House (Res)
Land Size: 237 sqm approx



2/37 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000
Method: Private Sale
Date: 30/10/2025
Property Type: House



30a Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments

3 1 2

Price: \$765,000
Method: Private Sale
Date: 29/09/2025
Property Type: House (Res)
Land Size: 316 sqm approx

Account - Barry Plant | P: 03 9735 3300