

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 85a Meadowgate Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$750,000 & \$825,000

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	31a Saddleback Ridg CHIRNSIDE PARK 3116	\$810,000	21/02/2026
2	107a Switchback Rd CHIRNSIDE PARK 3116	\$820,000	19/02/2026
3	1/29 Rourke St LILYDALE 3140	\$765,000	19/11/2025

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: 19/03/2026 10:30



3 2 1

Rooms: 4
Property Type: House
Land Size: 365 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
December quarter 2025: \$985,000

Comparable Properties



31a Saddleback Ridg CHIRNSIDE PARK 3116 (REI)

[Agent Comments](#)

3 2 2

Price: \$810,000
Method: Private Sale
Date: 21/02/2026
Property Type: House



107a Switchback Rd CHIRNSIDE PARK 3116 (REI)

[Agent Comments](#)

3 2 2

Price: \$820,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 431 sqm approx



1/29 Rouke St LILYDALE 3140 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$765,000
Method: Private Sale
Date: 19/11/2025
Property Type: Townhouse (Single)