

# 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

47 Victoria 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 \$990,000 & \$1,080,000

### 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 | 32 Chevalier Cr MOOROOLBARK 3138    | \$1,015,000 | 21/03/2026   |
| 2 | 11 Drummer Hill La MOOROOLBARK 3138 | \$1,030,000 | 17/03/2026   |
| 3 | 1 Highleigh Ct MOOROOLBARK 3138     | \$1,060,000 | 12/02/2026   |

**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:

07/04/2026 17:49



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$990,000 - \$1,080,000  
**Median House Price**  
December quarter 2025: \$985,000

## Comparable Properties



**32 Chevalier Cr MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 21/03/2026  
**Property Type:** House  
**Land Size:** 864 sqm approx



**11 Drummer Hill La MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** House  
**Land Size:** 864 sqm approx



**1 Highleigh Ct MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 12/02/2026  
**Property Type:** House  
**Land Size:** 852 sqm approx

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