

# 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

70 Locksley 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 

\$1,250,000
-------------

 & 

\$1,350,000
-------------

### 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	79 Locksley Rd CHIRNSIDE PARK 3116	\$1,292,000	09/12/2025
2	9 Wickham Ct CHIRNSIDE PARK 3116	\$1,335,000	08/12/2025
3	139 Botanica Dr CHIRNSIDE PARK 3116	\$1,265,000	17/11/2025

**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: 

08/04/2026 11:26
------------------



4 2 2

**Property Type:** House  
**Land Size:** 754 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2025: \$985,000

## Comparable Properties

79 Locksley Rd CHIRNSIDE PARK 3116 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$1,292,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** House (Res)  
**Land Size:** 350 sqm approx



9 Wickham Ct CHIRNSIDE PARK 3116 (REI/VG)

[Agent Comments](#)

4 2 6

**Price:** \$1,335,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House  
**Land Size:** 1364 sqm approx

139 Botanica Dr CHIRNSIDE PARK 3116 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$1,265,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx

Account - Barry Plant | P: 03 9735 3300