

# 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 6 Buggyride Lane, 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 \$740,000 & \$800,000

### Median sale price

Median price \$975,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2026 to 31/03/2026 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	25a Clubpoint Dr CHIRNSIDE PARK 3116	\$800,000	31/03/2026
2	107 Switchback Rd CHIRNSIDE PARK 3116	\$799,000	20/02/2026
3	13 Switchback Rd CHIRNSIDE PARK 3116	\$800,000	08/02/2026

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: 16/04/2026 12:01



**Property Type:** House (Res)  
**Land Size:** 865 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$740,000 - \$800,000  
**Median House Price**  
 March quarter 2026: \$975,000

## Comparable Properties



**25a Clubpoint Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** House



**107 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$799,000  
**Method:** Private Sale  
**Date:** 20/02/2026  
**Property Type:** House (Res)  
**Land Size:** 354 sqm approx



**13 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



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

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