

# 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

15a Clubpoint Drive, 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)

Single price

\$900,000

### 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	43A Vista Dr CHIRNSIDE PARK 3116	\$970,000	26/03/2026
2	57a Vista Dr CHIRNSIDE PARK 3116	\$900,000	12/02/2026
3	2/104 Cave Hill Rd LILYDALE 3140	\$950,000	18/01/2026

**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:

28/04/2026 14:16



3   2   2

**Property Type:** Townhouse (Single)  
**Land Size:** 477 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000  
**Median House Price**  
 March quarter 2026: \$975,000

## Comparable Properties



43A Vista Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

3   2   2

**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 26/03/2026  
**Property Type:** House  
**Land Size:** 377 sqm approx



57a Vista Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3   2   2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 12/02/2026  
**Property Type:** House (Res)  
**Land Size:** 465 sqm approx



2/104 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

4   2   2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 18/01/2026  
**Property Type:** House  
**Land Size:** 345 sqm approx

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