

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

116 Edward Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$700,000 & \$770,000

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	9 Bridle Path CHIRNSIDE PARK 3116	\$720,000	18/11/2025
2			
3			

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.~~

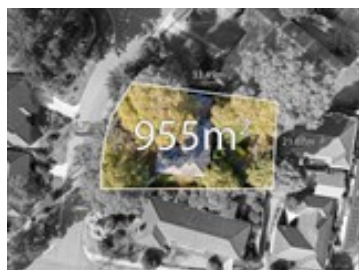
This Statement of Information was prepared on: 06/05/2026 15:11



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
March quarter 2026: \$975,000

Comparable Properties



9 Bridle Path CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 18/11/2025
Property Type: House (Res)
Land Size: 954 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300