

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

5 Chirnside Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$967,777 Property Type House Suburb Chirnside Park

Period - From 14/05/2025 to 13/05/2026 Source Property Data

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	26 Bowen Rd LILYDALE 3140	\$850,000	01/04/2026
2	7 Koombaloomba Ct LILYDALE 3140	\$850,000	15/12/2025
3	12 Bimbadeen Dr MOOROOLBARK 3138	\$801,000	24/11/2025

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:

14/05/2026 10:12



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Property Type: House
Land Size: 864 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 14/05/2025 - 13/05/2026: \$967,777

Comparable Properties



26 Bowen Rd LILYDALE 3140 (REI)

Agent Comments

6 3 4

Price: \$850,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 946 sqm approx



7 Koombaloo Ct LILYDALE 3140 (REI/VG)

Agent Comments

4 2 2

Price: \$850,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 868 sqm approx



12 Bimbadeen Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 1 -

Price: \$801,000
Method: Private Sale
Date: 24/11/2025
Property Type: House (Res)
Land Size: 868 sqm approx

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