

# 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 60 Meadowgate 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)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$970,000 Property Type House Suburb Chirnside Park

Period - From 27/05/2025 to 26/05/2026 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	77 Meadowgate Dr CHIRNSIDE PARK 3116	\$992,000	08/05/2026
2	32 Chevalier Cr MOOROOLBARK 3138	\$1,015,000	21/03/2026
3	23 Chevalier Cr MOOROOLBARK 3138	\$1,015,000	27/02/2026

**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: 27/05/2026 18:03



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**Property Type:** House  
**Land Size:** 912 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
27/05/2025 - 26/05/2026: \$970,000

## Comparable Properties



77 Meadowgate Dr CHIRNSIDE PARK 3116 (REI)

[Agent Comments](#)

5   3   2

**Price:** \$992,000  
**Method:** Private Sale  
**Date:** 08/05/2026  
**Property Type:** House (Res)  
**Land Size:** 984 sqm approx



32 Chevalier Cr MOOROOLBARK 3138 (REI)

[Agent Comments](#)

4   3   4

**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 21/03/2026  
**Property Type:** House  
**Land Size:** 864 sqm approx



23 Chevalier Cr MOOROOLBARK 3138 (REI)

[Agent Comments](#)

4   3   4

**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 27/02/2026  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx

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