

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

22 Simmons Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$1,350,000

 &

\$1,450,000

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	19 Hilledge La MOOROOLBARK 3138	\$1,485,000	04/12/2025
2	11 Columbia Blvd CHIRNSIDE PARK 3116	\$1,426,000	29/11/2025
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:

28/05/2026 11:21



Property Type: Land
Land Size: 563 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 March quarter 2026: \$975,000

Comparable Properties



19 Hilledge La MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$1,485,000
Method: Private Sale
Date: 04/12/2025
Property Type: House (Res)
Land Size: 864 sqm approx



11 Columbia Blvd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,426,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 746 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.