

# 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: 18 Saddleback Ridge, 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 \$990,000 & \$1,080,000

### Median sale price

Median price: \$980,000  
Property Type: House  
Suburb: Chirnside Park  
Period - From: 11/06/2025 to 10/06/2026  
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	61 Parkvalley Dr CHIRNSIDE PARK 3116	\$1,068,000	26/03/2026
2	9 Glendower Ct MOOROOLBARK 3138	\$1,000,000	25/02/2026
3	4 Haricot Way LILYDALE 3140	\$1,050,000	31/01/2026

**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: 11/06/2026 11:26