

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

47 Victoria Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$980,000 Property Type House Suburb Chirnside Park

Period - From 17/06/2025 to 16/06/2026 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	75 Chirnside Dr CHIRNSIDE PARK 3116	\$950,000	13/05/2026
2	77 Meadowgate Dr CHIRNSIDE PARK 3116	\$992,000	08/05/2026
3	2 Hermitage St LILYDALE 3140	\$1,030,000	09/02/2026

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:

17/06/2026 14:23



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,020,000
Median House Price
17/06/2025 - 16/06/2026: \$980,000

Comparable Properties



75 Chirnside Dr CHIRNSIDE PARK 3116 (VG)

Agent Comments



Price: \$950,000
Method: Sale
Date: 13/05/2026
Property Type: House (Res)
Land Size: 1095 sqm approx



77 Meadowgate Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



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



2 Hermitage St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 952 sqm approx

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