

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

11 Songbird Avenue, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$800,000 & \$880,000

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	6 Karin Ct MOOROOLBARK 3138	\$900,000	03/06/2026
2	143 Switchback Rd CHIRNSIDE PARK 3116	\$885,000	31/03/2026
3	20 Vista Dr CHIRNSIDE PARK 3116	\$880,000	18/03/2026

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 18:09



Rooms: 3
Property Type: House
Land Size: 780 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 March quarter 2026: \$975,000

Comparable Properties



6 Karin Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 03/06/2026
Property Type: House (Res)
Land Size: 1079 sqm approx



143 Switchback Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 864 sqm approx



20 Vista Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 965 sqm approx

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