

# 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 Sugarloaf 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 \$700,000 & \$750,000

### Median sale price

Median price \$975,000 Property Type House Suburb Chirnside Park

Period - From 25/06/2025 to 24/06/2026 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	116 Edward Rd CHIRNSIDE PARK 3116	\$740,000	25/05/2026
2	70 Circle Ridg CHIRNSIDE PARK 3116	\$720,000	28/04/2026
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: 25/06/2026 11:14



 3    1    2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 863 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$750,000  
**Median House Price**  
 25/06/2025 - 24/06/2026: \$975,000

## Comparable Properties



116 Edward Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3    2    3

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 25/05/2026  
**Property Type:** House  
**Land Size:** 864 sqm approx

70 Circle Ridg CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3    2    2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 28/04/2026  
**Property Type:** House (Res)  
**Land Size:** 931 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.