

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

\$1,290,000

&

\$1,390,000

Median sale price

Median price

\$1,020,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2026

to

30/06/2026

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	55 Sherwood Rd CHIRNSIDE PARK 3116	\$1,330,000	03/06/2026
2	70 Columbia Blvd CHIRNSIDE PARK 3116	\$1,295,000	02/05/2026
3	58 Locksley Rd CHIRNSIDE PARK 3116	\$1,310,000	25/03/2026

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:

08/07/2026 18:05



 5  2  2

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

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
June quarter 2026: \$1,020,000

Comparable Properties



55 Sherwood Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  3

Price: \$1,330,000
Method: Private Sale
Date: 03/06/2026
Property Type: House (Res)
Land Size: 732 sqm approx



70 Columbia Blvd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  2

Price: \$1,295,000
Method: Private Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 693 sqm approx

58 Locksley Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  2

Price: \$1,310,000
Method: Private Sale
Date: 25/03/2026
Property Type: House (Res)
Land Size: 413 sqm approx

Account - Barry Plant | P: 03 9735 3300