

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 Simmons Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$820,000 & \$895,000

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	73 Outlook Dr CHIRNSIDE PARK 3116	\$900,000	18/08/2026
2	15 The Briars MOOROOLBARK 3138	\$865,000	17/07/2026
3	38 Wilsons La LILYDALE 3140	\$859,000	14/03/2026

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:

27/08/2026 17:34



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Property Type: Townhouse
(Single)
Land Size: 340 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$820,000 - \$895,000
Median House Price
June quarter 2026: \$1,020,000

Comparable Properties



73 Outlook Dr CHIRNSIDE PARK 3116 (REI)

[Agent Comments](#)

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Price: \$900,000
Method: Private Sale
Date: 18/08/2026
Property Type: House
Land Size: 340 sqm approx



15 The Briars MOOROOLBARK 3138 (REI)

[Agent Comments](#)

 3  2  2

Price: \$865,000
Method: Private Sale
Date: 17/07/2026
Property Type: House
Land Size: 513 sqm approx



38 Wilsons La LILYDALE 3140 (REI/VG)

[Agent Comments](#)

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Price: \$859,000
Method: Private Sale
Date: 14/03/2026
Property Type: Townhouse (Single)
Land Size: 253 sqm approx

Account - Barry Plant | P: 03 9735 3300