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	4 Greythorn Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $995,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2025 to 30/09/2025 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	4 Contour Ct CHIRNSIDE PARK 3116	$1,000,000	22/11/2025
2	312 Manchester Rd MOOROOLBARK 3138	$1,001,000	15/11/2025
3	8 Edward Rd CHIRNSIDE PARK 3116	$930,000	05/11/2025

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: 15/12/2025 15:42

4 Greythorn Court, Chirnside Park Vic 3116



5 4 2

Property Type: House
Land Size: 1092 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2025: $995,000

Comparable Properties



4 Contour Ct CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 22/11/2025
Property Type: House & Land Package
Land Size: 1248 sqm approx

Agent Comments



312 Manchester Rd MOOROOLBARK 3138 (REI)

4 3 2

Price: $1,001,000
Method: Private Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



8 Edward Rd CHIRNSIDE PARK 3116 (VG)

4 - -

Price: $930,000
Method: Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 954 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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