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	95 Botanica Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $980,000 & $1,070,000

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	97 The Gateway LILYDALE 3140	$1,070,000	06/10/2025
2	79 Switchback Rd CHIRNSIDE PARK 3116	$1,000,000	17/09/2025
3	16A Chirnside Dr CHIRNSIDE PARK 3116	$987,000	09/09/2025

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: 12/11/2025 16:37

95 Botanica Drive, Chirnside Park Vic 3116

JellisCraig



4 2 2

Property Type: House
Land Size: 389 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,070,000
Median House Price
September quarter 2025: $995,000

Comparable Properties



97 The Gateway LILYDALE 3140 (REI)

4 2 3

Price: $1,070,000
Method: Private Sale
Date: 06/10/2025
Property Type: House
Land Size: 769 sqm approx

Agent Comments



79 Switchback Rd CHIRNSIDE PARK 3116 (REI)

4 2 1

Price: $1,000,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 866 sqm approx

Agent Comments



16A Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $987,000
Method: Private Sale
Date: 09/09/2025
Property Type: House (Res)
Land Size: 490 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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