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: 5 Cypress Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between $1,300,000 & $1,380,000

Median sale price

Median price $985,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2025 to 31/12/2025 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	5 Barina Av MOOROOLBARK 3138	$1,270,000	01/01/2026
2	69a Albert Hill Rd LILYDALE 3140	$1,410,000	18/09/2025
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: 27/01/2026 15:33

5 Cypress Court, Chirnside Park Vic 3116

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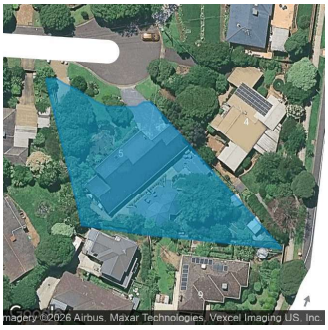

4 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 1154 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,380,000
Median House Price
December quarter 2025: $985,000

Comparable Properties



5 Barina Av MOOROOLBARK 3138 (REI)

5 3 2

Price: $1,270,000
Method: Private Sale
Date: 01/01/2026
Property Type: House
Land Size: 886 sqm approx

Agent Comments



69a Albert Hill Rd LILYDALE 3140 (REI/VG)

4 2 3

Price: $1,410,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

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.

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