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	2 Peden Street, Chirnside Park Vic 3116

Indicative selling price

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

Single price $850,000

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	70 Country Club Dr CHIRNSIDE PARK 3116	$914,000	22/11/2025
2	12 Circle Ridg CHIRNSIDE PARK 3116	$867,000	09/10/2025
3	68 St Andrews Dr CHIRNSIDE PARK 3116	$890,000	18/09/2025

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: 13/02/2026 12:30

2 Peden Street, Chirnside Park Vic 3116

JellisCraig

Mary Wang
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3 2 2

Property Type: House
Land Size: 926 sqm approx

Agent Comments

Indicative Selling Price
$850,000
Median House Price
December quarter 2025: $985,000

Comparable Properties

70 Country Club Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $914,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 991 sqm approx

Agent Comments



12 Circle Ridg CHIRNSIDE PARK 3116 (REI/VG)

3 1 2

Price: $867,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 999 sqm approx

Agent Comments



68 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)

4 1 2

Price: $890,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 833 sqm approx

Agent Comments

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