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	61 Meadowgate Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $951,275 Property Type House Suburb Chirnside Park

Period - From 24/02/2025 to 23/02/2026 Source Property Data

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	182 Hayrick La MOOROOLBARK 3138	$1,193,400	21/02/2026
2	98 Sherwood Rd CHIRNSIDE PARK 3116	$1,182,000	24/11/2025
3	4 Vintage Gr CHIRNSIDE PARK 3116	$1,200,000	14/11/2025

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: 24/02/2026 15:29

61 Meadowgate Drive, Chirnside Park Vic 3116

JellisCraig



4 2 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
24/02/2025 - 23/02/2026: $951,275

Comparable Properties



182 Hayrick La MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,193,400
Method: Private Sale
Date: 21/02/2026
Property Type: Other (Res)
Land Size: 1174 sqm approx

Agent Comments



98 Sherwood Rd CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,182,000
Method: Private Sale
Date: 24/11/2025
Property Type: House (Res)
Land Size: 475 sqm approx

Agent Comments



4 Vintage Gr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 14/11/2025
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

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