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	55 Rolling Hills Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $950,000 Property Type House Suburb Chirnside Park

Period - From 14/04/2025 to 13/04/2026 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	13 Wilsons La LILYDALE 3140	$735,000	27/02/2026
2	12 Yeoman La CHIRNSIDE PARK 3116	$750,000	17/12/2025
3	49 Kidgell St LILYDALE 3140	$760,000	05/12/2025

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: 14/04/2026 09:00

55 Rolling Hills Road, Chirnside Park Vic 3116

JellisCraig

Justin Ross
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3 1 2

Property Type: House
Land Size: 356 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
14/04/2025 - 13/04/2026: $950,000

Comparable Properties



13 Wilsons La LILYDALE 3140 (REI)

3 1 1

Price: $735,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 391 sqm approx

Agent Comments



12 Yeoman La CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $750,000
Method: Private Sale
Date: 17/12/2025
Property Type: Townhouse (Res)
Land Size: 195 sqm approx

Agent Comments



49 Kidgell St LILYDALE 3140 (REI/VG)

3 2 2

Price: $760,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 342 sqm approx

Agent Comments

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