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	37 Rolling Hills Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $975,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2026 to 31/03/2026 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	1 Crown Point CHIRNSIDE PARK 3116	$870,000	28/03/2026
2	7 Koombooloomba Ct LILYDALE 3140	$850,000	15/12/2025
3	8 Edward Rd CHIRNSIDE PARK 3116	$930,000	05/11/2025

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: 20/04/2026 16:44

37 Rolling Hills Road, Chirnside Park Vic 3116

Ash Thompson
9870 6211
0401 205 320
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5 3 3

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
March quarter 2026: $975,000

Comparable Properties



1 Crown Point CHIRNSIDE PARK 3116 (REI)

5 2 4

Price: $870,000
Method: Private Sale
Date: 28/03/2026
Property Type: House
Land Size: 868 sqm approx

Agent Comments



7 Koombooloomba Ct LILYDALE 3140 (REI/VG)

4 2 2

Price: $850,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 868 sqm approx

Agent Comments



8 Edward Rd CHIRNSIDE PARK 3116 (VG)

4 - -

Price: $930,000
Method: Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 954 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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