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	18 St Andrews 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 $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	17 Campus Gte CHIRNSIDE PARK 3116	$1,210,000	28/01/2026
2	98 Sherwood Rd CHIRNSIDE PARK 3116	$1,182,000	24/11/2025
3	139 Botanica Dr CHIRNSIDE PARK 3116	$1,265,000	17/11/2025

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: 25/03/2026 15:44

18 St Andrews Drive, Chirnside Park Vic 3116

JellisCraig

Jacob McGlinchey
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Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2025: $985,000



4 3 5

Property Type: House
Land Size: 875 sqm approx

Agent Comments

Comparable Properties

17 Campus Gte CHIRNSIDE PARK 3116 (REI)

4 3 2

Price: $1,210,000
Method: Private Sale
Date: 28/01/2026
Property Type: House (Res)

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

139 Botanica Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,265,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

REIV THE DIFFERENCE

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