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	3/11 Peden Street, Chirnside Park Vic 3116

Indicative selling price

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

Range between $700,000 & $730,000

Median sale price

Median price $715,000 Property Type Unit Suburb Chirnside Park

Period - From 01/01/2025 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	4/26 Mccomb St LILYDALE 3140	$692,335	22/01/2026
2	1 Poyner Av LILYDALE 3140	$700,000	26/11/2025
3	1/26 Mccomb St LILYDALE 3140	$690,000	22/10/2025

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: 27/03/2026 13:54

3/11 Peden Street, Chirnside Park Vic 3116

JellisCraig

Patrick Donker
9726 8888
0432 045 346
patrickdonker@jelliscraig.com.au



2 1 1

Property Type: Unit
Land Size: 234 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $730,000
Median Unit Price
Year ending December 2025: $715,000

Comparable Properties



4/26 Mccomb St LILYDALE 3140 (REI)

2 2 1

Price: $692,335
Method: Private Sale
Date: 22/01/2026
Property Type: Townhouse (Res)
Land Size: 148 sqm approx

Agent Comments



1 Poyner Av LILYDALE 3140 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 415 sqm approx

Agent Comments



1/26 Mccomb St LILYDALE 3140 (REI/VG)

3 1 3

Price: $690,000
Method: Private Sale
Date: 22/10/2025
Property Type: Unit
Land Size: 286 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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