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	10a Chirnside Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $970,000 Property Type House Suburb Chirnside Park

Period - From 04/05/2025 to 03/05/2026 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	85a Meadowgate Dr CHIRNSIDE PARK 3116	$815,000	23/03/2026
2	31a Saddleback Ridg CHIRNSIDE PARK 3116	$810,000	21/02/2026
3	107a Switchback Rd CHIRNSIDE PARK 3116	$820,000	19/02/2026

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: 04/05/2026 10:34

10a Chirnside Drive, Chirnside Park Vic 3116

JellisCraig

Jordan Dyason
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Indicative Selling Price
$790,000 - $850,000
Median House Price
04/05/2025 - 03/05/2026: $970,000



3 2 1

Property Type: House
Land Size: 509 sqm approx

Agent Comments

Comparable Properties



85a Meadowgate Dr CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $815,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 365 sqm approx

Agent Comments



31a Saddleback Ridg CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $810,000
Method: Private Sale
Date: 21/02/2026
Property Type: House

Agent Comments



107a Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $820,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 431 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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