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	77 Meadowgate Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $960,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2025 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	4 Edward Rd CHIRNSIDE PARK 3116	$952,550	24/12/2025
2	4 Greythorn Ct CHIRNSIDE PARK 3116	$980,000	19/12/2025
3	46 Grandvalley Dr CHIRNSIDE PARK 3116	$950,000	18/12/2025

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: 27/04/2026 15:06

77 Meadowgate Drive, Chirnside Park Vic 3116

JellisCraig

Greg Earney
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5 3 2

Property Type: House
Land Size: 984 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending March 2026: $960,000

Comparable Properties



4 Edward Rd CHIRNSIDE PARK 3116 (VG)

3 - -

Price: $952,550
Method: Sale
Date: 24/12/2025
Property Type: House (Res)
Land Size: 933 sqm approx

Agent Comments



4 Greythorn Ct CHIRNSIDE PARK 3116 (REI/VG)

5 4 2

Price: $980,000
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)
Land Size: 1092 sqm approx

Agent Comments

46 Grandvalley Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $950,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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