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: 83 Columbia Boulevard, Chirnside Park Vic 3116

Indicative selling price

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

Range between $1,150,000 & $1,190,000

Median sale price

Median price $1,020,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2026 to 30/06/2026 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 Beaumont Dr CHIRNSIDE PARK 3116	$1,180,000	22/03/2026
2	81 Locksley Rd CHIRNSIDE PARK 3116	$1,150,000	27/02/2026
3			

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: 22/07/2026 09:45

83 Columbia Boulevard, Chirnside Park Vic 3116

JellisCraig

Matt Lockyer
9870 6211
0411 274 496
matthewlockyer@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 412 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,190,000
Median House Price
June quarter 2026: $1,020,000

Comparable Properties



4 Beaumont Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 22/03/2026
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments



81 Locksley Rd CHIRNSIDE PARK 3116 (VG)

4 - -

Price: $1,150,000
Method: Sale
Date: 27/02/2026
Property Type: House (Res)
Land Size: 394 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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