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	118 Edward Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between $850,000 & $925,000

Median sale price

Median price $990,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2025 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	16 Edward Rd CHIRNSIDE PARK 3116	$865,000	01/04/2026
2	143 Switchback Rd CHIRNSIDE PARK 3116	$885,000	31/03/2026
3	4 Songbird Av CHIRNSIDE PARK 3116	$912,500	24/03/2026

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: 13/07/2026 10:40

118 Edward Road, Chirnside Park Vic 3116

JellisCraig



3 2 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $925,000
Median House Price
Year ending June 2026: $990,000

Comparable Properties



16 Edward Rd CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $865,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 873 sqm approx

Agent Comments



143 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)

3 1 2

Price: $885,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 864 sqm approx

Agent Comments



4 Songbird Av CHIRNSIDE PARK 3116 (REI/VG)

3 2 1

Price: $912,500
Method: Private Sale
Date: 24/03/2026
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata.com.au

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