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	53 St Andrews Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $884,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2023 to 30/06/2024 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	9 Cumberland Cr CHIRNSIDE PARK 3116	$905,000	18/04/2024
2	78 Roseman Rd CHIRNSIDE PARK 3116	$850,000	17/04/2024
3	27 Parkvalley Dr CHIRNSIDE PARK 3116	$900,000	03/04/2024

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: 29/07/2024 11:41

53 St Andrews Drive, Chirnside Park Vic 3116

Annie Shih
0421 943 079
annieshih@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 879 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
Year ending June 2024: $884,000

Comparable Properties



9 Cumberland Cr CHIRNSIDE PARK 3116 (REI/VG)

4 2 4

Price: $905,000
Method: Private Sale
Date: 18/04/2024
Property Type: House
Land Size: 860 sqm approx

Agent Comments



78 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $850,000
Method: Private Sale
Date: 17/04/2024
Property Type: House
Land Size: 1015 sqm approx

Agent Comments



27 Parkvalley Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $900,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 855 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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