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	26 Oak Court, Chirnside Park, VIC 3116

Indicative selling price

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

Price Range	$645,000	&	$705,000

Median sale price

Median price	$881,000	Property Type	House	Suburb	Chirnside Park (3116)
Period - From	01/04/2024	to	31/03/2025	Source	Pricefinder

Comparable property sales

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
11 HENLEY BRIDGE ROAD, CHIRNSIDE PARK VIC 3116	$670,000	04/09/2024
5 HENLEY BRIDGE ROAD, CHIRNSIDE PARK VIC 3116	$680,000	21/02/2025
19 ST ANDREWS COURT, CHIRNSIDE PARK VIC 3116	$710,000	31/03/2025

This Statement of Information was prepared on: 08/05/2025

Quinta Real Estate