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	4 CONTOUR COURT CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	Chirnside Park
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
6 SHEPPARDS LANE CHIRNSIDE PARK VIC 3116	$1,125,000	25-Jun-25
69 COUNTRY CLUB DRIVE CHIRNSIDE PARK VIC 3116	$1,075,000	21-Jun-25
42 PARTRIDGE WAY MOOROOLBARK VIC 3138	$1,187,500	06-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 11 September 2025

CONSUMER AFFAIRS VICTORIA

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6 SHEPPARDS LANE CHIRNSIDE PARK VIC 3116

4 2 2

Sold Price RS $1,125,000 Sold Date 25-Jun-25

Distance 0.44km



69 COUNTRY CLUB DRIVE CHIRNSIDE PARK VIC 3116

4 2 2

Sold Price RS $1,075,000 Sold Date 21-Jun-25

Distance 0.59km



42 PARTRIDGE WAY MOOROOLBARK VIC 3138

4 2 2

Sold Price RS $1,187,500 Sold Date 06-Sep-25

Distance 0.61km

RS = Recent sale UN = Undisclosed Sale

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