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	12 Circle Ridge, Chirnside Park Vic 3116

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $900,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2024 to 30/06/2025 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	10 Coolaroo Ct MOOROOLBARK 3138	$845,000	04/08/2025
2	4 Old Mill Pl CHIRNSIDE PARK 3116	$782,500	20/05/2025
3	8 Springsong Pass CHIRNSIDE PARK 3116	$800,000	17/04/2025

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: 16/09/2025 08:47

12 Circle Ridge, Chirnside Park Vic 3116

JellisCraig

Regina Atkinson
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Indicative Selling Price
$800,000 - $850,000
Median House Price
Year ending June 2025: $900,000



3 1 2

Property Type: House
Land Size: 999 sqm approx

Agent Comments

Comparable Properties



10 Coolaroo Ct MOOROOLBARK 3138 (VG)

3 - -

Price: $845,000
Method: Sale
Date: 04/08/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



4 Old Mill Pl CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $782,500
Method: Private Sale
Date: 20/05/2025
Property Type: House
Land Size: 1271 sqm approx

Agent Comments



8 Springsong Pass CHIRNSIDE PARK 3116 (REI/VG)

4 3 2

Price: $800,000
Method: Private Sale
Date: 17/04/2025
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments

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