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	1 Crown Point Ridge, Chirnside Park Vic 3116

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $935,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2025 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	6 Sheppards La CHIRNSIDE PARK 3116	$1,125,000	25/06/2025
2	69 Country Club Dr CHIRNSIDE PARK 3116	$1,075,000	21/06/2025
3	19 Chester St LILYDALE 3140	$1,090,000	10/04/2025

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: 30/07/2025 10:40

1 Crown Point Ridge, Chirnside Park Vic 3116

JellisCraig

Justin Ross
9726 8888
0432 270 823
justinross@jelliscraig.com.au

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
June quarter 2025: $935,000



4 3 2

Property Type: House (Res)
Land Size: 856 sqm approx

Agent Comments

Comparable Properties



6 Sheppards La CHIRNSIDE PARK 3116 (REI)

4 2 2

Price: $1,125,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 977 sqm approx

Agent Comments



69 Country Club Dr CHIRNSIDE PARK 3116 (REI)

4 2 2

Price: $1,075,000
Method: Private Sale
Date: 21/06/2025
Property Type: House
Land Size: 1246 sqm approx

Agent Comments



19 Chester St LILYDALE 3140 (REI/VG)

4 2 3

Price: $1,090,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 704 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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