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: 109 Victoria Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between $770,000 & $830,000

Median sale price

Median price $930,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2024 to 30/09/2025 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	37 Chirnside Dr CHIRNSIDE PARK 3116	$801,000	27/09/2025
2	60 Victoria Rd LILYDALE 3140	$820,000	11/06/2025
3	1 Lancaster Pl CHIRNSIDE PARK 3116	$825,000	31/05/2025

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: 20/10/2025 14:43

109 Victoria Road, Chirnside Park Vic 3116

JellisCraig

Justin Ross
9726 8888
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3 1 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $830,000
Median House Price
Year ending September 2025: $930,000

Comparable Properties



37 Chirnside Dr CHIRNSIDE PARK 3116 (REI)

3 1 1

Price: $801,000
Method: Auction Sale
Date: 27/09/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



60 Victoria Rd LILYDALE 3140 (VG)

3 - -

Price: $820,000
Method: Sale
Date: 11/06/2025
Property Type: Development Site (Res)
Land Size: 857 sqm approx

Agent Comments



1 Lancaster Pl CHIRNSIDE PARK 3116 (REI/VG)

3 1 2

Price: $825,000
Method: Private Sale
Date: 31/05/2025
Property Type: House
Land Size: 931 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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