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 Breakaday Pass, Chirnside Park Vic 3116

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $995,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2025 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	35 Landscape Dr MOOROOLBARK 3138	$850,000	21/08/2025
2	18 Rolloway Rise CHIRNSIDE PARK 3116	$892,050	13/08/2025
3	3 Mansion Pl CHIRNSIDE PARK 3116	$925,000	06/06/2025

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: 22/10/2025 14:01

12 Breakaday Pass, Chirnside Park Vic 3116

JellisCraig

Adrian Nyariri
9870 6211
0455 089 610
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3 2 2

Property Type: House
Land Size: 1034 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
September quarter 2025: $995,000

Comparable Properties



35 Landscape Dr MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 866 sqm approx

Agent Comments



18 Rolloway Rise CHIRNSIDE PARK 3116 (REI/VG)

3 2 4

Price: $892,050
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 914 sqm approx

Agent Comments



3 Mansion Pl CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $925,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 1032 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata.com.au

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