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	235 Maroondah Highway, Chirnside Park Vic 3116

Indicative selling price

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

Range between $750,000 & $800,000

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.

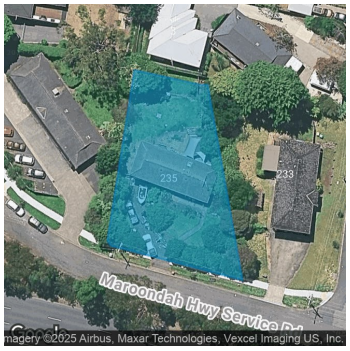
	Address of comparable property	Price	Date of sale
1	2 Statesman Cr MOOROOLBARK 3138	$770,000	04/10/2025
2	37 Chirnside Dr CHIRNSIDE PARK 3116	$801,000	27/09/2025
3	215 Maroondah Hwy CHIRNSIDE PARK 3116	$778,000	02/08/2025

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: 23/10/2025 11:20

235 Maroondah Highway, Chirnside Park Vic 3116



3 1 2

Rooms: 6
Property Type: House
Land Size: 1009 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
September quarter 2025: $995,000

Comparable Properties



2 Statesman Cr MOOROOLBARK 3138 (REI)

3 2 2

Price: $770,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



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



215 Maroondah Hwy CHIRNSIDE PARK 3116 (REI/VG)

3 1 2

Price: $778,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 869 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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