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	39a Country Club Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $795,000 & $850,000

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	11a Sugarloaf Dr CHIRNSIDE PARK 3116	$818,000	10/09/2025
2	1/3 Brambleberry La CHIRNSIDE PARK 3116	$811,000	02/09/2025
3	22a Chevalier Cr MOOROOLBARK 3138	$850,000	10/07/2025

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: 30/10/2025 12:41

39a Country Club Drive, Chirnside Park Vic 3116

JellisCraig

Chris Clerke
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Indicative Selling Price
$795,000 - $850,000
Median House Price
September quarter 2025: $995,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



11a Sugarloaf Dr CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $818,000
Method: Private Sale
Date: 10/09/2025
Property Type: Unit

Agent Comments



1/3 Brambleberry La CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $811,000
Method: Private Sale
Date: 02/09/2025
Property Type: House (Res)
Land Size: 410 sqm approx

Agent Comments



22a Chevalier Cr MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 10/07/2025
Property Type: House
Land Size: 289 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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