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	5 Allambi Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between $950,000 & $1,030,000

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 Chinook Cr MOOROOLBARK 3138	$990,000	22/09/2025
2	79 Switchback Rd CHIRNSIDE PARK 3116	$1,000,000	17/09/2025
3	13 Chinook Cr MOOROOLBARK 3138	$1,005,000	13/09/2025

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: 31/10/2025 12:21

5 Allambi Road, Chirnside Park Vic 3116

JellisCraig



4 4 1

Property Type: House
Land Size: 1208 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,030,000
Median House Price
September quarter 2025: $995,000

Comparable Properties



2 Chinook Cr MOOROOLBARK 3138 (REI)

4 2 2

Price: $990,000
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 861 sqm approx

Agent Comments



79 Switchback Rd CHIRNSIDE PARK 3116 (REI)

4 2 1

Price: $1,000,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 866 sqm approx

Agent Comments



13 Chinook Cr MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,005,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 862 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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