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	21 Roseman Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $900,000 Property Type House Suburb Chirnside Park

Period - From 05/11/2024 to 04/11/2025 Source Property Data

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	10 Stuart Rd LILYDALE 3140	$820,000	25/06/2025
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: 05/11/2025 16:54

21 Roseman Road, Chirnside Park Vic 3116



Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
05/11/2024 - 04/11/2025: $900,000

Comparable Properties



35 Landscape Dr MOOROOLBARK 3138 (REI/VG)

3 2 2

Agent Comments

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



10 Stuart Rd LILYDALE 3140 (REI/VG)

3 2 2

Agent Comments

Price: $820,000
Method: Private Sale
Date: 25/06/2025
Property Type: House (Res)
Land Size: 626 sqm approx



1 Lancaster Pl CHIRNSIDE PARK 3116 (REI/VG)

3 1 2

Agent Comments

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

Account - Barry Plant | P: 03 9735 3300

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