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	139 Botanica Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $1,075,000 & $1,175,000

Median sale price

Median price $930,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2024 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	13a Oakbank Ct MOOROOLBARK 3138	$1,121,000	06/11/2025
2	5 Lancer Way CHIRNSIDE PARK 3116	$1,140,000	16/09/2025
3	6 Footman Mews CHIRNSIDE PARK 3116	$1,200,000	17/06/2025

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: 12/11/2025 10:10

139 Botanica Drive, Chirnside Park Vic 3116

JellisCraig

Greg Earney
9726 8888
0438 305 687
gregearney@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price
$1,075,000 - $1,175,000
Median House Price
Year ending September 2025: $930,000

Comparable Properties



13a Oakbank Ct MOOROOLBARK 3138 (REI)

4 2 2

Price: $1,121,000
Method: Private Sale
Date: 06/11/2025
Property Type: House
Land Size: 662 sqm approx

Agent Comments



5 Lancer Way CHIRNSIDE PARK 3116 (REI)

4 2 2

Price: $1,140,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 413 sqm approx

Agent Comments



6 Footman Mews CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 472 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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