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	229a Maroondah Highway, Chirnside Park VIC 3116

Indicative selling price

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

Range between $790,000 & $830,000

Median sale price

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

Period - From 15/06/2025 to 14/12/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
31 Songbird Av, CHIRNSIDE PARK Vic	$815,000	16/10/2025
1/3 Brambleberry La, Chirnside Park Vic	$811,000	02/09/2025
10 Stuart Rd, Lilydale Vic	$820,000	25/06/2025

This Statement of Information was prepared on: 16/12/2025