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	3 Gretel Pass, Chirnside Park VIC 3116

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $950,000 Property Type House Suburb Chirnside Park

Period - From 28/07/2025 to 27/01/2026 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
6 North Lnk, Chirnside Park Vic	$950,000	02/12/2025
30 The Wallaby Run , Chirnside Park Vic	$980,000	29/10/2025
2 Chinook Cr, Mooroolbark Vic	$990,000	22/09/2025

This Statement of Information was prepared on: 29/01/2026