

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

2b Grandvalley Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$895,000 Property Type House Suburb Chirnside Park

Period - From 16/06/2024 to 15/06/2025 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	12 Coombah Ct MOOROOLBARK 3138	\$730,000	13/05/2025
2	19 Roseman Rd CHIRNSIDE PARK 3116	\$736,500	15/02/2025
3	48 Sugarloaf Dr CHIRNSIDE PARK 3116	\$750,000	12/02/2025

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:

16/06/2025 13:22



3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
16/06/2024 - 15/06/2025: \$895,000

Comparable Properties



12 Coombah Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$730,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 375 sqm approx



19 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 2

Price: \$736,500
Method: Private Sale
Date: 15/02/2025
Property Type: House
Land Size: 422 sqm approx



48 Sugarloaf Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 12/02/2025
Property Type: House
Land Size: 414 sqm approx