

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

31 SONGBIRD AVENUE CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,500

Property type

Unit

Suburb

Chirnside Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

14 COSY PLACE LILYDALE VIC 3140

\$805,000

04-Mar-25

5/24 KARINGAL STREET CROYDON NORTH VIC 3136

\$812,000

30-Jan-25

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 6 months.

This Statement of Information was prepared on: 14 July 2025



14 COSY PLACE LILYDALE VIC 3140

3 2 2

Sold Price **\$805,000** Sold Date **04-Mar-25**

Distance **2.3km**



5/24 KARINGAL STREET CROYDON NORTH VIC 3136

3 2 2

Sold Price **\$812,000** Sold Date **30-Jan-25**

Distance **2.48km**

RS = Recent sale UN = Undisclosed Sale

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