

# 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

4 West Haven Court, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,180,000

&

\$1,280,000

### Median sale price

Median price

\$900,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2024

to

31/03/2025

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	3 Tombolo Ct MOOROOLBARK 3138	\$1,184,000	01/04/2025
2	8 Bridle Path CHIRNSIDE PARK 3116	\$1,252,000	11/02/2025
3	30 Crown Point Ridg CHIRNSIDE PARK 3116	\$1,260,000	04/02/2025

**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:

03/07/2025 14:46

4 West Haven Court, Chirnside Park Vic 3116

**Jellis  
Craig**

Erin Lockyer

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**Indicative Selling Price**

\$1,180,000 - \$1,280,000

**Median House Price**

Year ending March 2025: \$900,000



5 2 4

**Property Type:** House

**Land Size:** 1051 sqm approx

**Agent Comments**

## Comparable Properties



**3 Tombolo Ct MOOROOLBARK 3138 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,184,000

**Method:** Private Sale

**Date:** 01/04/2025

**Property Type:** House

**Land Size:** 864 sqm approx



**8 Bridle Path CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

5 4 2

**Price:** \$1,252,000

**Method:** Private Sale

**Date:** 11/02/2025

**Property Type:** House

**Land Size:** 862 sqm approx



**30 Crown Point Ridg CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

6 3 6

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 04/02/2025

**Property Type:** House (Res)

**Land Size:** 956 sqm approx

**Account - Jellis Craig** | P: 03 9870 6211



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