

# 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

1/63 Victoria Road, Chirnside Park Vic 3116

### Indicative selling price

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

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$705,750

Property Type

Townhouse

Suburb

Chirnside Park

Period - From

08/07/2024

to

07/07/2025

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	5 Porter Mews CHIRNSIDE PARK 3116	\$770,000	16/03/2025
2	14 Cosy PI LILYDALE 3140	\$805,000	04/03/2025
3	13a Kerr St LILYDALE 3140	\$770,000	01/03/2025

**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:

08/07/2025 15:21



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median Townhouse Price**  
08/07/2024 - 07/07/2025: \$705,750

## Comparable Properties

**5 Porter Mews CHIRNSIDE PARK 3116 (VG)**

Agent Comments

3   -   -

**Price:** \$770,000  
**Method:** Sale  
**Date:** 16/03/2025  
**Property Type:** House (Res)  
**Land Size:** 484 sqm approx



**14 Cosy PI LILYDALE 3140 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 04/03/2025  
**Property Type:** Townhouse (Single)



**13a Kerr St LILYDALE 3140 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 01/03/2025  
**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9726 8888