

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

2 Hillrise Crescent, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$960,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2025 to 31/03/2026 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	82 Partridge Way MOOROOLBARK 3138	\$1,195,000	22/04/2026
2	58 Meadowgate Dr CHIRNSIDE PARK 3116	\$1,143,000	19/02/2026
3	4 Anthony Dr CHIRNSIDE PARK 3116	\$1,120,000	18/02/2026

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: 12/06/2026 09:26



 4
  2
  4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$960,000

Comparable Properties



82 Partridge Way MOOROOLBARK 3138 (REI)

Agent Comments

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  2
  2

Price: \$1,195,000

Method: Private Sale

Date: 22/04/2026

Property Type: House (Res)

Land Size: 964 sqm approx



58 Meadowgate Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,143,000

Method: Private Sale

Date: 19/02/2026

Property Type: House

Land Size: 938 sqm approx



4 Anthony Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,120,000

Method: Private Sale

Date: 18/02/2026

Property Type: House (Res)

Land Size: 892 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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