

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

13 Valley Ho, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$985,000

Property Type House

Suburb Chirnside Park

Period - From 01/10/2025

to 31/12/2025

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	36 Wilsons La LILYDALE 3140	\$950,000	01/02/2026
2	46 Grandvalley Dr CHIRNSIDE PARK 3116	\$950,000	18/12/2025
3	70 Country Club Dr CHIRNSIDE PARK 3116	\$914,000	22/11/2025

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:

08/04/2026 11:32



Property Type: Land
Land Size: 868 sqm approx
Agent Comments

Indicative Selling Price
 \$870,000 - \$950,000
Median House Price
 December quarter 2025: \$985,000

Comparable Properties



36 Wilsons La LILYDALE 3140 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 01/02/2026
Property Type: House
Land Size: 1011 sqm approx

46 Grandvalley Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 864 sqm approx

70 Country Club Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$914,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 991 sqm approx