

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

135 Rolling Hills Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$950,000 & \$995,000

Median sale price

Median price \$990,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2025 to 30/06/2026 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	18 Saddleback Ridg CHIRNSIDE PARK 3116	\$975,000	24/07/2026
2			
3			

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: 09/09/2026 13:54

Brent Earney
9725 0000
0409 726 136
brentearney@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$995,000

Median House Price

Year ending June 2026: \$990,000



5 2 3

Property Type: House
Land Size: 864 sqm approx
Agent Comments

Comparable Properties



18 Saddleback Ridg CHIRNSIDE PARK 3116 (REI)

Agent Comments

4 2 3

Price: \$975,000
Method: Private Sale
Date: 24/07/2026
Property Type: House
Land Size: 918 sqm approx

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.