

## 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

15 CHATSWOOD GROVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$892,500

Property type

House

Suburb

Chirnside Park

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

115 BILLANOOK WAY CHIRNSIDE PARK VIC 3116	\$840,000	29-Mar-25
7 ROSEWOOD PLACE CHIRNSIDE PARK VIC 3116	\$830,000	14-Apr-25
51 BILLANOOK WAY CHIRNSIDE PARK VIC 3116	\$950,000	16-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 23 May 2025

	<div>115 BILLANOOK WAY CHIRNSIDE PARK VIC 3116</div> <div><div><div> 4</div><div> 2</div><div> 2</div></div><div><div>Distance</div><div>0.28km</div></div></div>	<div>Sold Price</div> <div><div>\$840,000</div><div>Sold Date</div><div>29-Mar-25</div></div>
	<div>7 ROSEWOOD PLACE CHIRNSIDE PARK VIC 3116</div> <div><div><div> 3</div><div> 2</div><div> 2</div></div><div><div>Distance</div><div>0.38km</div></div></div>	<div>Sold Price</div> <div><div><div>RS</div><div>\$830,000</div></div><div>Sold Date</div><div>14-Apr-25</div></div>
	<div>51 BILLANOOK WAY CHIRNSIDE PARK VIC 3116</div> <div><div><div> 3</div><div> 2</div><div> 2</div></div><div><div>Distance</div><div>0.43km</div></div></div>	<div>Sold Price</div> <div><div><div>RS</div><div>\$950,000</div></div><div>Sold Date</div><div>16-Apr-25</div></div>

RS = Recent sale

UN = Undisclosed Sale

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