

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

18 Mayfair Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$750,000

&

\$825,000

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	19 Billanook Way CHIRNSIDE PARK 3116	\$795,000	30/04/2026
2	87 Esther Cr MOOROOLBARK 3138	\$768,000	07/03/2026
3	6/30 Karingal St CROYDON NORTH 3136	\$752,000	25/02/2026

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:

04/08/2026 16:52

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Indicative Selling Price

\$750,000 - \$825,000

Median House Price

Year ending June 2026: \$990,000



3 1 2

Property Type: House

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



19 Billanook Way CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 1 2

Price: \$795,000

Method: Private Sale

Date: 30/04/2026

Property Type: House (Res)

Land Size: 340 sqm approx



87 Esther Cr MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$768,000

Method: Private Sale

Date: 07/03/2026

Property Type: House



6/30 Karingal St CROYDON NORTH 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$752,000

Method: Private Sale

Date: 25/02/2026

Property Type: Unit

Land Size: 276 sqm approx

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