

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

\$1,250,000

&

\$1,350,000

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	2 Drewett Cirt CROYDON 3136	\$1,271,000	21/03/2026
2	9 Wickham Ct CHIRNSIDE PARK 3116	\$1,335,000	08/12/2025
3	13 Yarra Valley Blvd CHIRNSIDE PARK 3116	\$1,330,000	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:

25/03/2026 12:19



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 860 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2025: \$985,000

Comparable Properties



2 Drewett Cirt CROYDON 3136 (REI)

Agent Comments

4 2 2

Price: \$1,271,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 566 sqm approx



9 Wickham Ct CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 6

Price: \$1,335,000
Method: Private Sale
Date: 08/12/2025
Property Type: House
Land Size: 1364 sqm approx

13 Yarra Valley Blvd CHIRNSIDE PARK 3116 (VG)

Agent Comments

4 - -

Price: \$1,330,000
Method: Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 763 sqm approx