

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

23 Kingswood Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$765,000

&

\$815,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Chirnside Park

Period - From

04/09/2025

to

03/09/2026

Source

Property Data

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	4 Pampero Ct MOOROOLBARK 3138	\$837,500	21/08/2026
2	25 Statesman Cr MOOROOLBARK 3138	\$785,000	10/04/2026
3	43 Clubpoint Dr CHIRNSIDE PARK 3116	\$830,000	18/03/2026

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:

04/09/2026 10:21



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$765,000 - \$815,000

Median House Price

04/09/2025 - 03/09/2026: \$965,000

Comparable Properties



4 Pampero Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 1 1

Price: \$837,500

Method: Private Sale

Date: 21/08/2026

Property Type: House

Land Size: 873 sqm approx

25 Statesman Cr MOOROOLBARK 3138 (VG)

Agent Comments

3 - -

Price: \$785,000

Method: Sale

Date: 10/04/2026

Property Type: House (Res)

Land Size: 855 sqm approx



43 Clubpoint Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000

Method: Private Sale

Date: 18/03/2026

Property Type: House

Land Size: 609 sqm approx