

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

4/63 Victoria Road, 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

\$1,020,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2026

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	3/81 Cave Hill Rd LILYDALE 3140	\$785,000	17/06/2026
2	3/14 The Eyrie LILYDALE 3140	\$730,000	01/06/2026
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:

29/09/2026 17:17

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Indicative Selling Price

\$750,000 - \$825,000

Median House Price

June quarter 2026: \$1,020,000



3 2 2

Property Type: Townhouse

Land Size: 296 sqm approx

Agent Comments

Comparable Properties



3/81 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$785,000

Method: Private Sale

Date: 17/06/2026

Property Type: Unit

Land Size: 230 sqm approx



3/14 The Eyrie LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$730,000

Method: Private Sale

Date: 01/06/2026

Property Type: Townhouse (Single)

Land Size: 186 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.