

## 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

5 VALLEY HO CHIRNSIDE PARK VIC 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$992,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 13 BREAKADAY PASS CHIRNSIDE PARK VIC 3116 | \$1,130,000 | 13-May-26 |
| 28 PARTRIDGE WAY MOOROOLBARK VIC 3138     | \$1,160,000 | 24-Jun-26 |
| 11 PARTRIDGE WAY MOOROOLBARK VIC 3138     | \$1,180,000 | 12-Jun-26 |

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: 18 August 2026



## 13 BREAKADAY PASS CHIRNSIDE PARK VIC 3116

4 2 2

Sold Price **\$1,130,000** Sold Date **13-May-26**

Distance **0.28km**



## 28 PARTRIDGE WAY MOOROOLBARK VIC 3138

4 2 2

Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **24-Jun-26**

Distance **1.4km**



## 11 PARTRIDGE WAY MOOROOLBARK VIC 3138

4 3 3

Sold Price **\$1,180,000** Sold Date **12-Jun-26**

Distance **1.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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