

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

55 Sherwood Road, 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 \$975,000

Property Type House

Suburb Chirnside Park

Period - From 01/01/2026

to 31/03/2026

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	139 Botanica Dr CHIRNSIDE PARK 3116	\$1,265,000	17/11/2025
2			
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:

05/05/2026 11:42

55 Sherwood Road, Chirnside Park Vic 3116



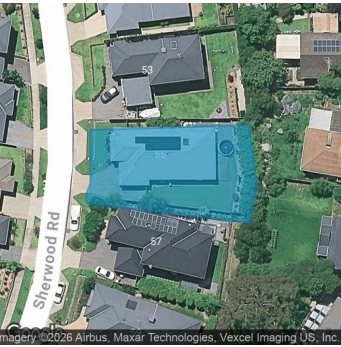
Brent Peters
9722 9755
0412 855 810
teampeters@hoskins.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2026: \$975,000



4 2 2

Property Type: Land
Land Size: 732 sqm approx
Agent Comments

Comparable Properties

139 Botanica Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 2

Price: \$1,265,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 608 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.

Account - Hoskins | P: 03 9722 9755



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