

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

61 Outlook Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

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	49 Outlook Dr CHIRNSIDE PARK 3116	\$1,275,000	18/06/2026
2	17 Anthony Dr CHIRNSIDE PARK 3116	\$1,220,000	06/05/2026
3	13 Huntly Av MOOROOLBARK 3138	\$1,320,000	25/04/2026

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:

16/09/2026 13:52

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6 2 2

Property Type: House
Land Size: 578 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

June quarter 2026: \$1,020,000

Comparable Properties



49 Outlook Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

5 2 3

Price: \$1,275,000
Method: Private Sale
Date: 18/06/2026
Property Type: House (Res)
Land Size: 735 sqm approx



17 Anthony Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

5 3 4

Price: \$1,220,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)
Land Size: 864 sqm approx



13 Huntly Av MOOROOLBARK 3138 (REI)

Agent Comments

5 2 3

Price: \$1,320,000
Method: Auction Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 573 sqm approx

Account - Jellis Craig | P: 03 9870 6211