

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

7 Crown Point, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$900,000

&

\$980,000

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	11 Songbird Av CHIRNSIDE PARK 3116	\$881,000	25/06/2026
2	7 Melody Ct MOOROOLBARK 3138	\$945,000	18/06/2026
3	10 Parklands Av CHIRNSIDE PARK 3116	\$950,000	13/04/2026

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:

03/08/2026 10:34

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3 2 2

Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price

\$900,000 - \$980,000

Median House Price

June quarter 2026: \$1,020,000

Comparable Properties



11 Songbird Av CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 2

Price: \$881,000
Method: Private Sale
Date: 25/06/2026
Property Type: House
Land Size: 864 sqm approx



7 Melody Ct MOOROOLBARK 3138 (REI)

Agent Comments

3 2 4

Price: \$945,000
Method: Private Sale
Date: 18/06/2026
Property Type: House (Res)
Land Size: 908 sqm approx



10 Parklands Av CHIRNSIDE PARK 3116 (VG)

Agent Comments

3 - -

Price: \$950,000
Method: Sale
Date: 13/04/2026
Property Type: House (Res)
Land Size: 918 sqm approx

Account - Jellis Craig | P: 03 9870 6211