

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

9 TAMLIN PLACE CHIRNSIDE PARK VIC 3116

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Chirnside Park

Period-from

01 May 2025

to

30 Apr 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

9 WICKHAM COURT CHIRNSIDE PARK VIC 3116	\$1,335,000	28-Nov-25
82 PARTRIDGE WAY MOOROOLBARK VIC 3138	\$1,195,000	22-Apr-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: 08 May 2026



9 WICKHAM COURT CHIRNSIDE PARK VIC 3116

4 2 2

Sold Price **\$1,335,000** Sold Date **28-Nov-25**

Distance **0.32km**



82 PARTRIDGE WAY MOOROOLBARK VIC 3138

4 2 2

Sold Price ^{RS} **\$1,195,000** Sold Date **22-Apr-26**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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