

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
38 Carole Avenue, Chirnside Park, Vic 3116

Indicative selling price

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

range between \$1,150,000

& \$1,250,000

Median sale price

Median price \$990,000 Property type *House* Suburb Chirnside Park

Period - From 01/11/2025 to 31/01/2026 Source  PropTrack

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
4 Vintage Grove, Chirnside Park, VIC 3116	\$1,200,000	14/11/2025
3 Wiltshire Place, Chirnside Park, VIC 3116	\$1,205,000	09/09/2025
7 Highleigh Court, Mooroolbark, VIC 3138	\$1,165,000	08/10/2025

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: 04/02/2026