

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

15a Clubpoint Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$727,500 Property Type Townhouse Suburb Chirnside Park

Period - From 08/04/2025 to 07/04/2026 Source Property Data

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 | 13 Newhaven Ct LILYDALE 3140 | \$970,000 | 28/03/2026 |
| 2 | 43A Vista Dr CHIRNSIDE PARK 3116 | \$970,000 | 26/03/2026 |
| 3 | 23 Clubpoint Dr CHIRNSIDE PARK 3116 | \$1,060,000 | 29/01/2026 |

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: 08/04/2026 14:35



Property Type: Land
Land Size: 477 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,020,000
Median Townhouse Price
 08/04/2025 - 07/04/2026: \$727,500

Comparable Properties



13 Newhaven Ct LILYDALE 3140 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 28/03/2026
Property Type: House (Res)



43A Vista Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 377 sqm approx



23 Clubpoint Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 29/01/2026
Property Type: House (Res)
Land Size: 864 sqm approx

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