

# 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

70 Circle Ridge, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$975,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2026 to 31/03/2026 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	85a Meadowgate Dr CHIRNSIDE PARK 3116	\$815,000	23/03/2026
2	31a Saddleback Ridg CHIRNSIDE PARK 3116	\$810,000	21/02/2026
3	235 Maroondah Hwy CHIRNSIDE PARK 3116	\$815,000	07/11/2025

**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:

23/04/2026 16:12



**Property Type:** House  
**Land Size:** 931 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
March quarter 2026: \$975,000

## Comparable Properties



**85a Meadowgate Dr CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**



**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 23/03/2026  
**Property Type:** House  
**Land Size:** 365 sqm approx



**31a Saddleback Ridg CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**



**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 21/02/2026  
**Property Type:** House



**235 Maroondah Hwy CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**



**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 07/11/2025  
**Property Type:** House  
**Land Size:** 1008 sqm approx

**Account - Jellis Craig** | P: 03 9725 0000 | F: 03 9725 7354