

# 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

107a Switchback Road, 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 \$780,000 & \$850,000

### Median sale price

Median price \$950,000 Property Type House Suburb Chirnside Park

Period - From 29/01/2025 to 28/01/2026 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	16a Blair St LILYDALE 3140	\$841,000	02/12/2025
2	24a Kerr St LILYDALE 3140	\$820,500	14/11/2025
3	31 Songbird Av CHIRNSIDE PARK 3116	\$815,000	16/10/2025

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:

29/01/2026 14:17



3   
 2   
 2

**Property Type:** House  
**Land Size:** 431 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$850,000  
**Median House Price**  
 29/01/2025 - 28/01/2026: \$950,000

## Comparable Properties



**16a Blair St LILYDALE 3140 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$841,000  
**Method:** Private Sale  
**Date:** 02/12/2025  
**Property Type:** House (Res)  
**Land Size:** 430 sqm approx



**24a Kerr St LILYDALE 3140 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$820,500  
**Method:** Private Sale  
**Date:** 14/11/2025  
**Property Type:** House  
**Land Size:** 453 sqm approx



**31 Songbird Av CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** House (Res)  
**Land Size:** 355 sqm approx

Account - Jellis Craig | P: 03 9726 8888