

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

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



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)



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

[Agent Comments](#)



24a Kerr St LILYDALE 3140 (REI/VG)



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

[Agent Comments](#)



31 Songbird Av CHIRNSIDE PARK 3116 (REI/VG)



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

[Agent Comments](#)

[Account](#) - Jellis Craig | P: 03 9726 8888