Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 26/11/2026

Property offered for sale

Address
Including suburb and postcode: 23 Yarra Hill Lane, Chirnside Park Vic 3116

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	180	631

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,000,000 & $1,100,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $952,550 | Property type: House | Suburb: Chirnside Park

Period: from 26/11/2025 to 25/11/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	15 Paula Way CHIRNSIDE PARK 3116		
Sale price	$1,165,000	Date of sale	03/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	594

Comparable property 2

Address	8 Nellie Ct CHIRNSIDE PARK 3116		
Sale price	$1,010,000	Date of sale	19/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	714

Comparable property 3

Address	11 Meadowbank Av CHIRNSIDE PARK 3116		
Sale price	$960,000	Date of sale	24/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	651

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=5b5ede5fbca43ee9be82343ea1ce07e5

23 Yarra Hill Lane, Chirnside Park Vic 3116



4 2 2

Property Type: House
Land Size: 631 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
26/11/2025 - 25/11/2026: $952,550

Comparable Properties



15 Paula Way CHIRNSIDE PARK 3116 (Agent)

4 2 2

Price: $1,165,000
Method: Private Sale
Date: 03/10/2026
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



8 Nellie Ct CHIRNSIDE PARK 3116 (Agent)

4 2 2

Price: $1,010,000
Method: Private Sale
Date: 19/08/2026
Property Type: House
Land Size: 714 sqm approx

Agent Comments



11 Meadowbank Av CHIRNSIDE PARK 3116 (Agent)

3 2 2

Price: $960,000
Method: Private Sale
Date: 24/07/2026
Property Type: House
Land Size: 651 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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