

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

346 STATION STREET CHELSEA VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,145,250

Property type

House

Suburb

Chelsea

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

48 BAXTER AVENUE CHELSEA VIC 3196	\$825,000	19-Oct-24
403 STATION STREET BONBEACH VIC 3196	\$880,000	06-Jan-25
16 BERRY AVENUE EDITHVALE VIC 3196	\$845,000	07-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 04 March 2025

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E josh.runatay@obrienrealestate.com.au**48 BAXTER AVENUE CHELSEA VIC 3196** Sold Price **\$825,000** Sold Date **19-Oct-24** 3  1  1Distance **0.89km****403 STATION STREET BONBEACH VIC 3196** Sold Price ^{RS} **\$880,000** Sold Date **06-Jan-25** 2  1  2Distance **1km****16 BERRY AVENUE EDITHVALE VIC 3196** Sold Price **\$845,000** Sold Date **07-Sep-24** 3  1  1Distance **1.14km****RS** = Recent sale**UN** = Undisclosed Sale

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