

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

21/334-339 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

Unit

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

1/396-397 STATION STREET BONBEACH VIC 3196	\$380,000	17-Oct-24
42/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	\$395,000	02-Dec-24
30/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	\$420,000	18-Dec-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: 21 March 2025

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**1/396-397 STATION STREET
BONBEACH VIC 3196**

 2  1  1

Sold Price

\$380,000

Sold Date

17-Oct-24

Distance

0.97km



**42/95-99 EDITHVALE ROAD
EDITHVALE VIC 3196**

 2  1  1

Sold Price

\$395,000

Sold Date

02-Dec-24

Distance

1.98km



**30/95-99 EDITHVALE ROAD
EDITHVALE VIC 3196**

 2  1  1

Sold Price

\$420,000

Sold Date

18-Dec-24

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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