

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

1/3 GLENBROOK AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,500

Property type

Townhouse

Suburb

Chelsea

Period-from

01 Jun 2024

to

31 May 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

2/12 GLENBROOK AVENUE BONBEACH VIC 3196	\$970,000	05-Apr-25
2/298 STATION STREET CHELSEA VIC 3196	\$930,000	15-May-25
24A PATTERSON STREET BONBEACH VIC 3196	\$913,000	09-Apr-25

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: 10 June 2025

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**2/12 GLENBROOK AVENUE
BONBEACH VIC 3196**

 3  2  1

Sold Price **\$970,000** Sold Date **05-Apr-25**

Distance **0.1km**



**2/298 STATION STREET CHELSEA
VIC 3196**

 3  1  1

Sold Price ^{RS} **\$930,000** Sold Date **15-May-25**

Distance **1.26km**



**24A PATTERSON STREET
BONBEACH VIC 3196**

 3  2  1

Sold Price ^{RS} **\$913,000** Sold Date **09-Apr-25**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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