

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

2/10 GLENOLA ROAD 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

4/17 GOLDEN AVENUE CHELSEA VIC 3196	\$751,000	24-Aug-25
1/22 BROADWAY BONBEACH VIC 3196	\$725,000	05-Sep-25
2/29 BROADWAY BONBEACH VIC 3196	\$705,000	11-Jun-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: 09 October 2025

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**4/17 GOLDEN AVENUE CHELSEA
VIC 3196**

Sold Price

^{RS}

\$751,000

Sold Date

24-Aug-25

 2

 1

 1

Distance

0.12km



**1/22 BROADWAY BONBEACH VIC
3196**

Sold Price

\$725,000

Sold Date

05-Sep-25

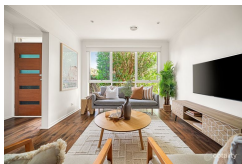
 2

 1

 1

Distance

0.38km



**2/29 BROADWAY BONBEACH VIC
3196**

Sold Price

\$705,000

Sold Date

11-Jun-25

 2

 1

 1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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