

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

5/15-19 DOBELL DRIVE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2025

to

31 Jul 2026

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

8 JACKSONS ROAD CHELSEA VIC 3196	\$715,000	17-Aug-26
1/44 GLENOLA ROAD CHELSEA VIC 3196	\$670,000	14-Aug-26
11 JACKSONS ROAD CHELSEA VIC 3196	\$675,500	25-Jul-26

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.~~

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8 JACKSONS ROAD CHELSEA VIC 3196

Sold Price

^{RS}

\$715,000

Sold Date

17-Aug-26

 2

 1

 1

Distance

0.43km



1/44 GLENOLA ROAD CHELSEA VIC 3196

Sold Price

^{RS}

\$670,000

Sold Date

14-Aug-26

 2

 1

 1

Distance

1.48km



11 JACKSONS ROAD CHELSEA VIC 3196

Sold Price

^{RS}

\$675,500

Sold Date

25-Jul-26

 2

 1

 1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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