

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

G04/310 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jun 2025

to

31 May 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

6/8 MAURY ROAD CHELSEA VIC 3196	\$765,000	25-May-26
3/1 BATH STREET CHELSEA VIC 3196	\$750,000	11-May-26
G01/310 STATION STREET CHELSEA VIC 3196	\$685,000	14-Feb-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.~~

This Statement of Information was prepared on: 07 June 2026

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6/8 MAURY ROAD CHELSEA VIC 3196

Sold Price

^{RS}

\$765,000

Sold Date

25-May-26

 2

 1

 1

Distance

0.69km



3/1 BATH STREET CHELSEA VIC 3196

Sold Price

^{RS}

\$750,000

Sold Date

11-May-26

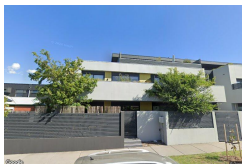
 2

 2

 1

Distance

0.18km



G01/310 STATION STREET CHELSEA VIC 3196

Sold Price

\$685,000

Sold Date

14-Feb-26

 2

 -

 -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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