

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

8 NIMROD RISE CHELSEA HEIGHTS 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

\$950,000

&

\$1,035,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Chelsea Heights

Period-from

01 Jul 2025

to

30 Jun 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

9 KESTREL CLOSE CHELSEA HEIGHTS VIC 3196	\$1,020,000	07-Mar-26
15 GERALD COURT CHELSEA HEIGHTS VIC 3196	\$950,000	21-May-26
78 AMAROO DRIVE CHELSEA HEIGHTS VIC 3196	\$1,060,000	02-Mar-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: 06 July 2026

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**9 KESTREL CLOSE CHELSEA
HEIGHTS VIC 3196**

 3  2  1

Sold Price **\$1,020,000** Sold Date **07-Mar-26**

Distance **0.19km**



**15 GERALD COURT CHELSEA
HEIGHTS VIC 3196**

 3  2  2

Sold Price **\$950,000** Sold Date **21-May-26**

Distance **1.73km**



**78 AMAROO DRIVE CHELSEA
HEIGHTS VIC 3196**

 4  2  2

Sold Price **\$1,060,000** Sold Date **02-Mar-26**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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