

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

9/354 NEPEAN HIGHWAY 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2024

to

31 Jan 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

3/378 STATION STREET BONBEACH VIC 3196	\$630,000	22-Apr-24
4/209 STATION STREET EDITHVALE VIC 3196	\$660,000	20-Sep-24

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: 12 February 2025



**3/378 STATION STREET
BONBEACH VIC 3196**

 2  2  1

Sold Price **\$630,000** Sold Date **22-Apr-24**

Distance **1.24km**



**4/209 STATION STREET
EDITHVALE VIC 3196**

 2  2  1

Sold Price **\$660,000** Sold Date **20-Sep-24**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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