

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 54 Chelsea Park Drive, Chelsea Heights Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$840,000 & \$900,000

Median sale price

Median price \$940,000 Property Type House Suburb Chelsea Heights

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six 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
1	9 Seccull Dr CHELSEA HEIGHTS 3196	\$840,000	10/12/2025
2	8 Gerald Ct CHELSEA HEIGHTS 3196	\$875,000	28/02/2025
3	1 Fielding Dr CHELSEA HEIGHTS 3196	\$875,000	01/02/2025

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 six months.~~

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Property Type: House (Previously Occupied - Detached)
Land Size: 530 sqm approx
 Agent Comments

Indicative Selling Price
 \$840,000 - \$900,000
Median House Price
 Year ending December 2024: \$940,000

Comparable Properties

9 Seccull Dr CHELSEA HEIGHTS 3196 (REI)

Agent Comments



Price: \$840,000
Method:
Date: 10/12/2025
Property Type: House

8 Gerald Ct CHELSEA HEIGHTS 3196 (REI)

Agent Comments



Price: \$875,000
Method:
Date: 28/02/2025
Property Type: House

1 Fielding Dr CHELSEA HEIGHTS 3196 (REI)

Agent Comments



Price: \$875,000
Method:
Date: 01/02/2025
Property Type: House

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