Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/03/2025 14:11













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 Secculi Dr CHELSEA HEIGHTS 3196 (REI)

3







Agent Comments

Price: \$840,000 Method:

Date: 10/12/2025 Property Type: House

8 Gerald Ct CHELSEA HEIGHTS 3196 (REI)

3





a

Agent Comments

Price: \$875,000 **Method:**

Date: 28/02/2025
Property Type: House

1 Fielding Dr CHELSEA HEIGHTS 3196 (REI)

•=

3





5

Agent Comments

Price: \$875,000 Method:

Date: 01/02/2025 Property Type: House

Account - Fosterfroling Real Estate | P: 03 9781 3366





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.