

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

1/24 Tarella Road, Chelsea Vic 3196

Indicative selling price

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

Range between \$840,000 & \$910,000

Median sale price

Median price \$950,000 Property Type Townhouse Suburb Chelsea

Period - From 25/03/2024 to 24/03/2025 Source Property Data

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	2/227 Thames Prm CHELSEA HEIGHTS 3196	\$882,000	18/03/2025
2	22c Field Av EDITHVALE 3196	\$900,000	15/03/2025
3	2/75 Berry Av EDITHVALE 3196	\$900,000	01/03/2025

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.~~

This Statement of Information was prepared on:

25/03/2025 14:10



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$840,000 - \$910,000

Median Townhouse Price

25/03/2024 - 24/03/2025: \$950,000

Comparable Properties



2/227 Thames Pm CHELSEA HEIGHTS 3196 (REI)

Agent Comments



Price: \$882,000

Method: Private Sale

Date: 18/03/2025

Property Type: Townhouse (Single)



22c Field Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 15/03/2025

Property Type: Unit

Land Size: 259 sqm approx



2/75 Berry Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Unit

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