

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

1/42 SUTTON STREET 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

\$945,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Chelsea Heights

Period-from

01 Nov 2024

to

31 Oct 2025

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

34 BANJO CIRCUIT BONBEACH VIC 3196	\$945,000	05-Jun-25
2 DERBY PARADE BONBEACH VIC 3196	\$950,000	23-Sep-25
24 TILLER LANE PATTERSON LAKES VIC 3197	\$967,500	26-Aug-25

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: 29 November 2025


**34 BANJO CIRCUIT BONBEACH
VIC 3196**
 3  3  1

Sold Price

\$945,000

Sold Date

05-Jun-25

Distance

1.26km

**2 DERBY PARADE BONBEACH VIC
3196**
 3  2  2

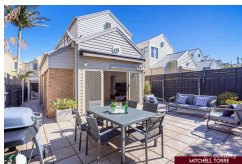
Sold Price

\$950,000

Sold Date

23-Sep-25

Distance

1.41km

**24 TILLER LANE PATTERSON
LAKES VIC 3197**
 3  2  2

Sold Price

^{RS} **\$967,500**

Sold Date

26-Aug-25

Distance

0.83km
RS = Recent sale

UN = Undisclosed Sale

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