

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

4/72 Chelsea Road, Chelsea Vic 3196

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$1,115,250

Property Type

House

Suburb

Chelsea

Period - From

01/10/2024

to

30/09/2025

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	1/51 Golden Av CHELSEA 3196	\$910,000	31/05/2025
2	2/18 Glenola Rd CHELSEA 3196	\$870,000	11/10/2025
3			

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:

20/10/2025 09:18



Property Type:
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
Year ending September 2025: \$1,115,250

Comparable Properties

1/51 Golden Av CHELSEA 3196 (REI)

Agent Comments



Price: \$910,000
Method:
Date: 31/05/2025
Property Type: Townhouse (Single)



2/18 Glenola Rd CHELSEA 3196 (REI)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

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.