## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	4/72 Chelsea Road, Chelsea Vic 3196
Including suburb and	
postcode	

#### 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 Ho	ouse	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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



Date of sale







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

# Comparable Properties

1/51 Golden Av CHELSEA 3196 (REI)

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3

**—** 

**a** 2

**Agent Comments** 

**Price:** \$910,000 **Method:** 

Date: 31/05/2025

Property Type: Townhouse (Single)

2/18 Glenola Rd CHELSEA 3196 (REI)

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3

**:** 

**a** 

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.

Account - Fosterfroling Real Estate | P: 03 9781 3366





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