

## 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

5 REBECCA CLOSE CHELSEA HEIGHTS VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 74 AMAROO DRIVE CHELSEA HEIGHTS VIC 3196 | \$1,050,000 | 27-Jun-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: 10 November 2025



Angelo Sarailis

P 0387813888

M 0419223723

E [ange.sarailis@eview.com.au](mailto:ange.sarailis@eview.com.au)



**74 AMAROO DRIVE CHELSEA  
HEIGHTS VIC 3196**

4 2 2

Sold Price **\$1,050,000** Sold Date **27-Jun-25**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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