

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

1/2 CHADWELL LANE CHELSEA 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

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/484 NEPEAN HIGHWAY CHELSEA VIC 3196	\$830,000	11-Nov-25
3/9 GLENOLA ROAD CHELSEA VIC 3196	\$887,500	09-Feb-26
4/35 YORK STREET BONBEACH VIC 3196	\$790,000	06-Dec-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: 19 February 2026


**1/484 NEPEAN HIGHWAY
CHELSEA VIC 3196**

 2
  1
  2

Sold Price

\$830,000

Sold Date

11-Nov-25

Distance

0.2km

**3/9 GLENOLA ROAD CHELSEA VIC
3196**

 3
  1
  1

Sold Price

^{RS} **\$887,500** ^{UN}

Sold Date

09-Feb-26

Distance

0.44km

**4/35 YORK STREET BONBEACH
VIC 3196**

 2
  2
  1

Sold Price

\$790,000

Sold Date

06-Dec-25

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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