

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

10 Skye Court, Chelsea Heights Vic 3196

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$992,000

Property Type House

Suburb Chelsea Heights

Period - From 01/01/2025

to

31/03/2025

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	48 Fifth Av CHELSEA HEIGHTS 3196	\$1,040,000	08/03/2025
2	45 Fifth Av CHELSEA HEIGHTS 3196	\$1,120,000	08/03/2025
3	15 Fielding Dr CHELSEA HEIGHTS 3196	\$1,195,000	20/05/2025

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:

27/05/2025 11:42

10 Skye Court, Chelsea Heights Vic 3196



4 2 2

Property Type: House
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
March quarter 2025: \$992,000

Comparable Properties

48 Fifth Av CHELSEA HEIGHTS 3196 (REI)

Agent Comments

4 3 1

Price: \$1,040,000
Method:
Date: 08/03/2025
Property Type: House

45 Fifth Av CHELSEA HEIGHTS 3196 (REI)

Agent Comments

4 2 2

Price: \$1,120,000
Method:
Date: 08/03/2025
Property Type: House



15 Fielding Dr CHELSEA HEIGHTS 3196 (REI)

Agent Comments

4 2 2

Price: \$1,195,000
Method: Private Sale
Date: 20/05/2025
Property Type: House
Land Size: 580 sqm approx

Account - Jellis Craig



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