

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

13/8 MAURY ROAD 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2025

to

31 Mar 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

4/487 NEPEAN HIGHWAY CHELSEA VIC 3196	\$620,000	23-Mar-26
2/487 NEPEAN HIGHWAY CHELSEA VIC 3196	\$580,000	22-Jan-26
5/1A THE STRAND CHELSEA VIC 3196	\$680,000	09-Feb-26

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: 08 April 2026



4/487 NEPEAN HIGHWAY CHELSEA VIC 3196

 2
  1
  1

Sold Price

^{RS}
\$620,000

Sold Date

23-Mar-26

Distance

0.23km


2/487 NEPEAN HIGHWAY CHELSEA VIC 3196

 2
  1
  1

Sold Price

\$580,000

Sold Date

22-Jan-26

Distance

0.23km


5/1A THE STRAND CHELSEA VIC 3196

 2
  1
  1

Sold Price

\$680,000

Sold Date

09-Feb-26

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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