

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

2/54 CHELSEA 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2025

to

31 Jul 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

1/57 WOODBINE GROVE CHELSEA VIC 3196	\$1,180,000	16-Jul-26
29C ELLA GROVE CHELSEA VIC 3196	\$1,050,000	28-Jul-26
1/49 BLANTYRE AVENUE CHELSEA VIC 3196	\$1,150,000	18-Mar-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: 28 August 2026



1/57 WOODBINE GROVE CHELSEA VIC 3196

Sold Price

^{RS}

\$1,180,000

Sold Date

16-Jul-26



3



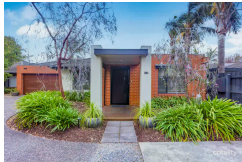
2



2

Distance

0.44km



29C ELLA GROVE CHELSEA VIC 3196

Sold Price

^{RS}

\$1,050,000

^{UN}

Sold Date

28-Jul-26



3



2



2

Distance

0.82km



1/49 BLANTYRE AVENUE CHELSEA VIC 3196

Sold Price

\$1,150,000

Sold Date

18-Mar-26



3



2



2

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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