

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 Orana Crescent, Chelsea Vic 3196

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Chelsea

Period - From

01/04/2026

to

30/06/2026

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	19/61 Hughes Av EDITHVALE 3196	\$700,000	11/07/2026
2	4/15 Stayner St CHELSEA 3196	\$707,500	13/06/2026
3	2/1 Eighth Av CHELSEA HEIGHTS 3196	\$742,000	23/05/2026

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:

05/08/2026 16:12



2 1 2

Property Type: Unit
Land Size: 277 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median Unit Price
 June quarter 2026: \$770,000

Comparable Properties



19/61 Hughes Av EDITHVALE 3196 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 11/07/2026
Property Type: Unit



4/15 Stayner St CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$707,500
Method: Auction Sale
Date: 13/06/2026
Property Type: Unit



2/1 Eighth Av CHELSEA HEIGHTS 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$742,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit

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