

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

08/10/2026

Property offered for sale

Address
Including suburb and postcode

2B Fowler Street, Chelsea Vic 3196

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	3	2	158	688

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

&

\$1,540,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

Property type

Suburb

Period: from

to

Source

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	69 Catherine Av CHELSEA 3196				
Sale price	\$1,461,000	Date of sale	27/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	907

Comparable property 2

Address	N/A				
Sale price	N/A	Date of sale	N/A		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A				
Sale price	N/A	Date of sale	N/A		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

The only comparable sale is 69 Catherine Avenue, Chelsea sold for \$1,461,000. This is a unique, substantial family home offering 5 bedrooms, swimming pool & a self-contained granny flat, making directly comparable sales difficult to find. Additional relevant sales outside the six-month period include 52 Mernda Av, Bonbeach (\$1,425,000, March 2026) & 3 Troy St, Bonbeach (\$1,537,000, Dec 2025). These sales have been considered to support the estimated selling range.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price Unconditional sale date

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=6efa094b290843ccda07a1fb07698368>



5 3 2

Property Type: House
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
08/10/2025 - 07/10/2026: \$1,190,750

Comparable Properties



69 Catherine Av CHELSEA 3196 (REI)

Agent Comments

3 1 2

Price: \$1,461,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 907 sqm approx

The only comparable sale is 69 Catherine Avenue,Chelsea sold for \$1,461,000. This is a unique,substantial family home offering 5 bedrooms,swimming pool & a self-contained granny flat,making directly comparable sales difficult to find.Additional relevant sales outside the six-month period include 52 Mernda Av,Bonbeach (\$1,425,000,March 2026)& 3 Troy St,Bonbeach (\$1,537,000,Dec 2025).These sales have been considered to support the estimated selling range.