

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

4/14 Wimborne Avenue, Chelsea Vic 3196

Indicative selling price

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

Range between

\$750,000

&

\$825,000

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	2/15 Cross Rd CHELSEA 3196	\$807,499	26/03/2026
2	37 Orana Cr CHELSEA 3196	\$800,000	25/03/2026
3	3/54 Catherine Av CHELSEA 3196	\$790,000	16/03/2026

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:

10/09/2026 13:12

4/14 Wimborne Avenue, Chelsea Vic 3196



2 1 0

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
June quarter 2026: \$770,000

Comparable Properties



2/15 Cross Rd CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$807,499
Method: Private Sale
Date: 26/03/2026
Property Type: Unit



37 Orana Cr CHELSEA 3196 (REI/VG)

Agent Comments

2 1 2

Price: \$800,000
Method: Private Sale
Date: 25/03/2026
Property Type: Unit
Land Size: 220 sqm approx



3/54 Catherine Av CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$790,000
Method: Private Sale
Date: 16/03/2026
Property Type: Unit
Land Size: 181 sqm approx

Account - Roving Real Estate



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