

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

46 Ella Grove, Chelsea VIC 3196

Indicative selling price

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

Range between

\$1,250,000

&

\$1,300,000

Median sale price

Median price

\$1,115,000

Property Type

House

Suburb

Chelsea

Period - From

17/02/2026

to

16/08/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Tarella Road Chelsea VIC 3196	\$1,250,000	09/05/2026
50 Northcliffe Road Edithvale VIC 3196	\$1,310,000	13/06/2026
44 Woodbine Grove, Chelsea, Vic 3196	\$1,300,000	05/06/2026

This Statement of Information was prepared on:

17/08/2026