

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

6/8 Maury Road, Chelsea Vic 3196

Indicative selling price

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

Range between \$720,000

&

\$790,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Chelsea

Period - From 04/03/2025

to

03/03/2026

Source

Property Data

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	4/37 Patterson St BONBEACH 3196	\$713,500	14/02/2026
2			
3			

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:

04/03/2026 01:07



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median Unit Price
04/03/2025 - 03/03/2026: \$715,000

Comparable Properties



4/37 Patterson St BONBEACH 3196 (REI)

Agent Comments

2 2 1

Price: \$713,500
Method: Auction Sale
Date: 14/02/2026
Property Type: Apartment

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.