

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

86B Catherine Avenue, Chelsea Vic 3196

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,032,500

Property Type

Townhouse

Suburb

Chelsea

Period - From

19/08/2025

to

18/08/2026

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	1/34 Second Av CHELSEA HEIGHTS 3196	\$1,130,000	24/07/2026
2	1/57 Woodbine Gr CHELSEA 3196	\$1,180,000	14/07/2026
3	47A Bondi Rd BONBEACH 3196	\$1,235,000	21/03/2026

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:

19/08/2026 10:48

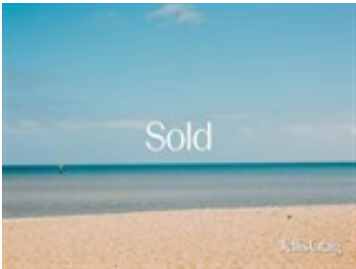
86B Catherine Avenue, Chelsea Vic 3196



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
19/08/2025 - 18/08/2026: \$1,032,500

Comparable Properties



1/34 Second Av CHELSEA HEIGHTS 3196 (REI)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 24/07/2026
Property Type: Townhouse (Single)



1/57 Woodbine Gr CHELSEA 3196 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 14/07/2026
Property Type: Townhouse (Res)
Land Size: 306 sqm approx



47A Bondi Rd BONBEACH 3196 (REI/VG)

Agent Comments



Price: \$1,235,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 315 sqm approx

Account - Buxton



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