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	G07/310 STATION STREET CHELSEA VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Dec 2024	to	30 Nov 2025	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 6 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
2/24 SHERWOOD AVENUE CHELSEA VIC 3196	$640,000	29-Jul-25
1/5 MAURY ROAD CHELSEA VIC 3196	$630,000	30-Aug-25
16/195 STATION STREET EDITHVALE VIC 3196	$600,000	21-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 08 December 2025

OBrien Real Estate

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2/24 SHERWOOD AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$640,000** Sold Date **29-Jul-25**

Distance **0.55km**



1/5 MAURY ROAD CHELSEA VIC 3196

2 1 1

Sold Price **$630,000** Sold Date **30-Aug-25**

Distance **0.63km**



16/195 STATION STREET EDITHVALE VIC 3196

2 1 1

Sold Price **$600,000** Sold Date **21-Jul-25**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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