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	72 Catherine Avenue, Chelsea Vic 3196

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,120,000 Property Type House Suburb Chelsea

Period - From 01/07/2024 to 30/06/2025 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	12 Tern Cl CHELSEA HEIGHTS 3196	$1,215,000	09/08/2025
2	10 Collins Ct CHELSEA 3196	$1,220,000	18/06/2025
3	39 Woodbine Gr CHELSEA 3196	$1,220,000	02/05/2025

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: 13/08/2025 13:49

72 Catherine Avenue, Chelsea Vic 3196



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending June 2025: $1,120,000

Comparable Properties



12 Tern Cl CHELSEA HEIGHTS 3196 (REI)

3 2 2

Price: $1,215,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments



10 Collins Ct CHELSEA 3196 (REI)

3 2 2

Price: $1,220,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 570 sqm approx

Agent Comments



39 Woodbine Gr CHELSEA 3196 (REI/VG)

3 2 1

Price: $1,220,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 773 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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