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	1/372-373 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	$640,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Mar 2025	to	28 Feb 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 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
2/7 GLENOLA ROAD CHELSEA VIC 3196	$667,500	17-Jan-26
5/9 GOLDEN AVENUE CHELSEA VIC 3196	$672,000	24-Feb-26
6/1 GOLDEN AVENUE CHELSEA VIC 3196	$700,000	19-Feb-26

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: 17 March 2026

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2/7 GLENOLA ROAD CHELSEA VIC 3196

2 1 1

Sold Price **$667,500** Sold Date **17-Jan-26**

Distance **0.13km**



5/9 GOLDEN AVENUE CHELSEA VIC 3196

2 1 2

Sold Price RS **$672,000** Sold Date **24-Feb-26**

Distance **0.13km**



6/1 GOLDEN AVENUE CHELSEA VIC 3196

2 1 1

Sold Price RS **$700,000** Sold Date **19-Feb-26**

Distance **0.07km**

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

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