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	1/78 CATHERINE AVENUE 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	$875,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Apr 2025	to	31 Mar 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.

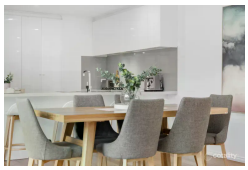
Address of comparable property	Price	Date of sale
3/64 NORTHCLIFFE ROAD EDITHVALE VIC 3196	$920,000	27-Feb-26
2/78 ELSIE GROVE CHELSEA VIC 3196	$960,000	30-Dec-25
5/51 GOLDEN AVENUE CHELSEA VIC 3196	$875,000	23-Oct-25

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: 11 April 2026

Tanja Neven-Jones
P 95855667
M 0408664429
E tanjanevenjones@jelliscraig.com.au



3/64 NORTHCLIFFE ROAD EDITHVALE VIC 3196

3 1 2

Sold Price RS **$920,000** Sold Date **27-Feb-26**

Distance **1.23km**



2/78 ELSIE GROVE CHELSEA VIC 3196

3 2 1

Sold Price **$960,000** Sold Date **30-Dec-25**

Distance **0.99km**



5/51 GOLDEN AVENUE CHELSEA VIC 3196

3 2 1

Sold Price **$875,000** Sold Date **23-Oct-25**

Distance **0.53km**

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

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