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	2/14 ROCHE COURT CHELSEA HEIGHTS 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$795,500	Property type	Unit	Suburb	Chelsea Heights
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
1/36 SECOND AVENUE CHELSEA HEIGHTS VIC 3196	$765,000	28-Feb-26
10 PEROVIC PLACE CHELSEA HEIGHTS VIC 3196	$730,000	20-Nov-25
114 ARGYLE AVENUE CHELSEA VIC 3196	$740,000	21-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: 28 March 2026

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1/36 SECOND AVENUE CHELSEA HEIGHTS VIC 3196

3 1 1

Sold Price RS **$765,000** Sold Date **28-Feb-26**

Distance **0.67km**



10 PEROVIC PLACE CHELSEA HEIGHTS VIC 3196

3 1 1

Sold Price **$730,000** Sold Date **20-Nov-25**

Distance **0.79km**



114 ARGYLE AVENUE CHELSEA VIC 3196

2 1 2

Sold Price RS **$740,000** Sold Date **21-Feb-26**

Distance **1.02km**

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

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