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	13/8 MAURY ROAD 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$743,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Aug 2025	to	31 Jul 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
1/12 WOODBINE GROVE CHELSEA VIC 3196	$500,000	17-Jun-26
17/354 NEPEAN HIGHWAY CHELSEA VIC 3196	$557,000	11-May-26
3/51 THAMES PROMENADE CHELSEA VIC 3196	$543,000	03-Jun-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: 11 August 2026

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1/12 WOODBINE GROVE CHELSEA VIC 3196

2 1 1

Sold Price RS **$500,000** Sold Date **17-Jun-26**

Distance **0.34km**



17/354 NEPEAN HIGHWAY CHELSEA VIC 3196

2 1 1

Sold Price **$557,000** Sold Date **11-May-26**

Distance **0.94km**



3/51 THAMES PROMENADE CHELSEA VIC 3196

2 1 1

Sold Price **$543,000** Sold Date **03-Jun-26**

Distance **1.03km**

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

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