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	9/13-17 FOWLER 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~~		or range between	$600,000	&	$660,000

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
7/394-395 STATION STREET BONBEACH VIC 3196	$645,000	21-Jan-26
1/372-373 STATION STREET CHELSEA VIC 3196	$645,000	31-Mar-26
1/26 EMBANKMENT GROVE CHELSEA VIC 3196	$650,000	22-Jan-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: 21 April 2026

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7/394-395 STATION STREET BONBEACH VIC 3196

2 1 1

Sold Price **$645,000** Sold Date **21-Jan-26**

Distance **0.6km**



1/372-373 STATION STREET CHELSEA VIC 3196

2 1 1

Sold Price RS **$645,000** Sold Date **31-Mar-26**

Distance **0.45km**



1/26 EMBANKMENT GROVE CHELSEA VIC 3196

2 1 1

Sold Price **$650,000** Sold Date **22-Jan-26**

Distance **1.04km**

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

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