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	38 Ella Grove, Chelsea VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,145,250 Property Type House Suburb Chelsea

Period - From 04/09/2024 to 03/03/2025 Source core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
35 Chelsea Road Chelsea VIC 3196	$1,115,500	08/02/2025
33 Kangaroo Road Chelsea VIC 3196	$1,180,000	14/09/2024
21 Elsie Grove Edithvale VIC 3196	$1,200,000	26/10/2024

This Statement of Information was prepared on: 04/03/2025