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	10 Collins Court, Chelsea VIC 3196

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,107,750 Property Type House Suburb Chelsea

Period - From 26/11/2024 to 25/05/2025 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
11 Rebecca Close Chelsea Heights VIC 3196	$1,155,000	29/03/2025
23 Edithvale Road Edithvale VIC 3196	$1,225,000	04/02/2025
15 Patterson Street Bonbeach	$1,290,000	17/05/2025

This Statement of Information was prepared on: 27/05/2025