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	1 Sutton Street, Chelsea Heights VIC 3196

Indicative selling price

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

Range between $780,000 & $840,000

Median sale price

Median price $945,000 Property Type House Suburb Chelsea Heights

Period - From 09/03/2025 to 08/09/2025 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 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
4 Roche Court Chelsea Heights VIC 3196	$815,000	16/05/2025
54 Chelsea Park Drive Chelsea Heights VIC 3196	$800,000	10/05/2025
11 Chelsea Park Drive Chelsea Heights VIC 3196	$827,500	17/05/2025

This Statement of Information was prepared on: 09/09/2025