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	8 BERTRAND 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	$870,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,125,000	Property type	Other	Suburb	Chelsea
Period-from	01 Oct 2024	to	30 Sep 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 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
2/18 GLENOLA ROAD CHELSEA VIC 3196	$870,000	11-Oct-25
32B SCOTCH PARADE BONBEACH VIC 3196	$920,000	31-Jul-25
4A ALLEYNE AVENUE BONBEACH VIC 3196	$870,000	16-Jun-25

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 October 2025

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2/18 GLENOLA ROAD CHELSEA VIC 3196

3 2 2

Sold Price RS $870,000 Sold Date 11-Oct-25

Distance 0.91km



32B SCOTCH PARADE BONBEACH VIC 3196

3 2 2

Sold Price RS $920,000 Sold Date 31-Jul-25

Distance 1.17km



4A ALLEYNE AVENUE BONBEACH VIC 3196

3 2 1

Sold Price $870,000 Sold Date 16-Jun-25

Distance 1.15km

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

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