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 Carrington Close, Chelsea Heights VIC 3196

Indicative selling price

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

Single price $990,000

Median sale price

Median price $940,000 Property Type House Suburb Chelsea Heights

Period - From 06/06/2025 to 04/12/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
74 Amaroo Drive Chelsea Heights VIC 3196	$1,050,000	27/06/2025
8 Sixth Avenue Chelsea Heights VIC 3196	$962,000	18/10/2025

This Statement of Information was prepared on: 06/12/2025