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	11 Tarella Road, Chelsea VIC 3196

Indicative selling price

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

Range between $925,000 & $975,000

Median sale price

Median price $1,125,000 Property Type House Suburb Chelsea

Period - From 22/04/2025 to 21/10/2025 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
1/15 Alleyne Avenue, Bonbeach, Vic 3196975000	$975,000	06/09/2025
1/3 Glenbrook Avenue, Chelsea, VIC 3196	$935,000	05/07/2025
32B Scotch Parade, Bonbeach, Vic 3196	$920,000	31/07/2025

This Statement of Information was prepared on: 22/10/2025