

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

109/310 STATION STREET 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

21/334-339 STATION STREET CHELSEA VIC 3196	\$365,000	07-May-25
3/446-448 STATION STREET BONBEACH VIC 3196	\$440,000	13-Feb-25
1/85 ARGYLE AVENUE CHELSEA VIC 3196	\$460,000	22-Mar-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: 03 July 2025



**21/334-339 STATION STREET
CHELSEA VIC 3196**

1 1 1

Sold Price **\$365,000** Sold Date **07-May-25**

Distance **0.3km**



**3/446-448 STATION STREET
BONBEACH VIC 3196**

1 1 1

Sold Price **\$440,000** Sold Date **13-Feb-25**

Distance **1.99km**



**1/85 ARGYLE AVENUE CHELSEA
VIC 3196**

1 1 1

Sold Price **\$460,000** Sold Date **22-Mar-25**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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