

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

93 HUGHES AVENUE 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

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,015,000

Property type

House

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

5 BERTRAND ROAD CHELSEA VIC 3196	950000	25-Jun-25
1 FIELDING DRIVE CHELSEA HEIGHTS VIC 3196	875000	20-Feb-25
114 EMBANKMENT GROVE CHELSEA VIC 3196	940000	20-Jan-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: 07 July 2025



5 BERTRAND ROAD CHELSEA VIC 3196

Sold Price

^{RS}

950000

Sold Date

25-Jun-25

 3

 1

 1

Distance

0.97km



1 FIELDING DRIVE CHELSEA HEIGHTS VIC 3196

Sold Price

875000

Sold Date

20-Feb-25

 3

 1

 3

Distance

1.92km



114 EMBANKMENT GROVE CHELSEA VIC 3196

Sold Price

940000

Sold Date

20-Jan-25

 3

 1

 4

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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