

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

16 Jacksons Road, Chelsea Vic 3196

Indicative selling price

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

Range between \$595,000

&

\$640,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Chelsea

Period - From 01/04/2025

to 30/06/2025

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Boyd Av CHELSEA 3196	\$657,000	17/06/2025
2	19 Baxter Ct CHELSEA 3196	\$630,000	13/05/2025
3	3/82-84 Argyle Av CHELSEA 3196	\$640,000	19/04/2025

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 six months.~~

This Statement of Information was prepared on:

29/07/2025 13:01

16 Jacksons Road, Chelsea Vic 3196



Rooms: 4
Property Type: House
Land Size: 235.201 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$640,000
Median Unit Price
June quarter 2025: \$710,000

Comparable Properties



7 Boyd Av CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$657,000
Method: Private Sale
Date: 17/06/2025
Property Type: Unit



19 Baxter Ct CHELSEA 3196 (VG)

Agent Comments



Price: \$630,000
Method: Sale
Date: 13/05/2025
Property Type: Flat/Unit/Apartment (Res)



3/82-84 Argyle Av CHELSEA 3196 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 19/04/2025
Property Type: Unit

Account - Jellis Craig



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