

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

1 Third Avenue, Chelsea Heights Vic 3196

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,007,000

Property Type

House

Suburb

Chelsea Heights

Period - From

02/03/2025

to

01/03/2026

Source

Property Data

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	100 Embankment Gr CHELSEA 3196	\$1,000,000	31/01/2026
2	34 Mulkarra Dr CHELSEA 3196	\$1,090,000	29/11/2025
3	8 Broadbent Ct CHELSEA HEIGHTS 3196	\$1,007,000	25/10/2025

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:

02/03/2026 14:24



3 1 2

Rooms: 5
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
02/03/2025 - 01/03/2026: \$1,007,000

Comparable Properties



100 Embankment Gr CHELSEA 3196 (REI)

Agent Comments

3 1 2

Price: \$1,000,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 532 sqm approx



34 Mulkarra Dr CHELSEA 3196 (REI/VG)

Agent Comments

4 2 2

Price: \$1,090,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 529 sqm approx



8 Broadbent Ct CHELSEA HEIGHTS 3196 (REI/VG)

Agent Comments

3 1 2

Price: \$1,007,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 576 sqm approx

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