

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

1/78 CATHERINE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Mar 2025

to

28 Feb 2026

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 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

3/64 NORTHCLIFFE ROAD EDITHVALE VIC 3196	\$920,000	27-Feb-26
2/31 ELLA GROVE CHELSEA VIC 3196	\$950,000	01-Oct-25
2/78 ELSIE GROVE CHELSEA VIC 3196	\$960,000	30-Dec-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: 10 March 2026



**3/64 NORTHCLIFFE ROAD
EDITHVALE VIC 3196**

 3  1  2

Sold Price

^{RS}

\$920,000

Sold Date

27-Feb-26

Distance

1.23km



**2/31 ELLA GROVE CHELSEA VIC
3196**

 3  2  2

Sold Price

\$950,000

Sold Date

01-Oct-25

Distance

0.94km



**2/78 ELSIE GROVE CHELSEA VIC
3196**

 3  2  1

Sold Price

\$960,000

Sold Date

30-Dec-25

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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