

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

17/354 Nepean Highway, Chelsea Vic 3196

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$742,000 Property Type Unit Suburb Chelsea

Period - From 01/01/2025 to 31/12/2025 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	17/334-339 Station St CHELSEA 3196	\$575,000	14/02/2026
2	2/486-487 Nepean Hwy CHELSEA 3196	\$580,000	05/02/2026
3	207/195 Station St EDITHVALE 3196	\$550,000	14/01/2026

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:

03/03/2026 16:58



2 1 1

Property Type: Apartment
Land Size: 60 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Unit Price
 Year ending December 2025: \$742,000

Comparable Properties



17/334-339 Station St CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$575,000
Method: Private Sale
Date: 14/02/2026
Property Type: Apartment



2/486-487 Nepean Hwy CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$580,000
Method: Private Sale
Date: 05/02/2026
Property Type: Apartment



207/195 Station St EDITHVALE 3196 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Sold Before Auction
Date: 14/01/2026
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



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