

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

1/19-21 Embankment Grove, Chelsea Vic 3196

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$719,750 Property Type Unit Suburb Chelsea

Period - From 27/02/2025 to 26/02/2026 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	1/26 Embankment Gr CHELSEA 3196	\$650,000	06/02/2026
2	2/7 Glenola Rd CHELSEA 3196	\$667,500	17/01/2026
3	6/10 Golden Av BONBEACH 3196	\$674,400	28/11/2025

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:

27/02/2026 11:05



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
27/02/2025 - 26/02/2026: \$719,750

Comparable Properties



1/26 Embankment Gr CHELSEA 3196 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 06/02/2026
Property Type: Unit



2/7 Glenola Rd CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$667,500
Method: Private Sale
Date: 17/01/2026
Property Type: Unit



6/10 Golden Av BONBEACH 3196 (REI/VG)

Agent Comments



Price: \$674,400
Method: Private Sale
Date: 28/11/2025
Property Type: Unit

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680



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