

## 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

3/54 CATHERINE AVENUE CHELSEA VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

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

2/7 PATTERSON STREET BONBEACH VIC 3196	\$832,000	14-Feb-26
3/65 CHELSEA ROAD CHELSEA VIC 3196	\$770,000	08-Oct-25
2/10 GLENOLA ROAD CHELSEA VIC 3196	\$765,650	11-Oct-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.~~

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**2/7 PATTERSON STREET  
 BONBEACH VIC 3196**

 2  1  1

Sold Price <sup>RS</sup> **\$832,000** Sold Date **14-Feb-26**

Distance **1.44km**



**3/65 CHELSEA ROAD CHELSEA  
 VIC 3196**

 2  1  1

Sold Price **\$770,000** Sold Date **08-Oct-25**

Distance **0.31km**



**2/10 GLENOLA ROAD CHELSEA  
 VIC 3196**

 2  1  1

Sold Price **\$765,650** Sold Date **11-Oct-25**

Distance **0.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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