

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

3/1 Bath Street, Chelsea Vic 3196

Indicative selling price

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

Single price \$780,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Chelsea

Period - From 03/03/2025

to 02/03/2026

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	1/484 Nepean Hwy CHELSEA 3196	\$830,000	11/11/2025
2	4/538 Nepean Hwy BONBEACH 3196	\$835,000	14/09/2025
3	7/209 Station St EDITHVALE 3196	\$760,000	11/12/2025

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:

03/03/2026 12:48



2 2 1

Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$780,000
Median Unit Price
03/03/2025 - 02/03/2026: \$715,000

Comparable Properties

1/484 Nepean Hwy CHELSEA 3196 (REI)

Agent Comments

2 1 2

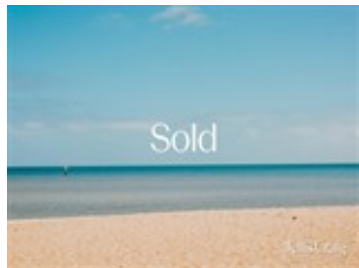
Price: \$830,000
Method:
Date: 11/11/2025
Property Type: Unit

4/538 Nepean Hwy BONBEACH 3196 (REI)

Agent Comments

2 2 1

Price: \$835,000
Method:
Date: 14/09/2025
Property Type: Unit



7/209 Station St EDITHVALE 3196 (REI)

Agent Comments

2 1 1

Price: \$760,000
Method: Private Sale
Date: 11/12/2025
Property Type: Townhouse (Single)

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501