

# 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 Black Street, Chelsea Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,120,000 Property Type House Suburb Chelsea

Period - From 01/10/2025 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	46b Elsie Gr CHELSEA 3196	\$1,310,000	09/02/2026
2	1 Thames Prm CHELSEA 3196	\$1,340,000	25/11/2025
3	29 Blantyre Av CHELSEA 3196	\$1,389,000	28/02/2026

**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:

02/03/2026 11:47

1 Black Street, Chelsea Vic 3196



 3  2  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$1,120,000

## Comparable Properties

46b Elsie Gr CHELSEA 3196 (REI)

Agent Comments

 4  2  2

**Price:** \$1,310,000

**Method:**

**Date:** 09/02/2026

**Property Type:** Townhouse (Single)

1 Thames Prm CHELSEA 3196 (REI)

Agent Comments

 4  2  2

**Price:** \$1,340,000

**Method:**

**Date:** 25/11/2025

**Property Type:** Townhouse (Single)



29 Blantyre Av CHELSEA 3196 (REI)

Agent Comments

 4  2  4

**Price:** \$1,389,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 562 sqm approx

**Account - Jellis Craig Mentone & Chelsea**



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