

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

286 Station Street, Chelsea Vic 3196

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Chelsea

Period - From 17/09/2025

to

16/09/2026

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	4 Roseberry Av CHELSEA 3196	\$1,580,000	08/09/2026
2	409 Station St BONBEACH 3196	\$1,250,000	10/06/2026
3	30 Mary Av EDITHVALE 3196	\$1,136,000	24/03/2026

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:

17/09/2026 16:16



 3  1  2

Property Type: House (Res)

Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

17/09/2025 - 16/09/2026: \$1,250,000

Comparable Properties



4 Roseberry Av CHELSEA 3196 (REI)

Agent Comments

 3  2  2

Price: \$1,580,000

Method: Private Sale

Date: 08/09/2026

Property Type: House

Land Size: 567 sqm approx



409 Station St BONBEACH 3196 (REI)

Agent Comments

 5  2  -

Price: \$1,250,000

Method: Private Sale

Date: 10/06/2026

Property Type: House

Land Size: 648 sqm approx



30 Mary Av EDITHVALE 3196 (REI)

Agent Comments

 3  1  1

Price: \$1,136,000

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 618 sqm approx

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