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	4/70 ARGYLE AVENUE CHELSEA VIC 3196

Indicative selling price

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

~~Single Price~~		or range between	$920,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Jan 2025	to	31 Dec 2025	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
4/21 ELLA GROVE CHELSEA VIC 3196	$1,035,000	25-Oct-25
3/54 GOLDEN AVENUE BONBEACH VIC 3196	-	28-Oct-25
106 ARGYLE AVENUE CHELSEA VIC 3196	$890,000	07-Dec-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.~~

This Statement of Information was prepared on: 17 January 2026

OBrien Real Estate

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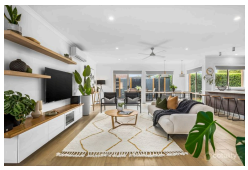


4/21 ELLA GROVE CHELSEA VIC 3196

3 2 2

Sold Price RS $1,035,000 Sold Date 25-Oct-25

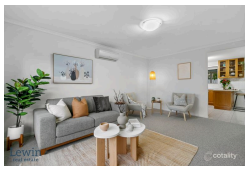
Distance 1.27km

3/54 GOLDEN AVENUE BONBEACH VIC 3196

3 2 2

Sold Price RS - Sold Date 28-Oct-25

Distance 0.31km



106 ARGYLE AVENUE CHELSEA VIC 3196

1 2 2

Sold Price $890,000 Sold Date 07-Dec-25

Distance 0.3km

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

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