

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 56 Argyle Avenue, Chelsea Vic 3196

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,125,000 Property Type House Suburb Chelsea

Period - From 13/05/2025 to 12/05/2026 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	10 Chelsea Rd CHELSEA 3196	\$1,900,000	03/02/2026
2	90 Bondi Rd BONBEACH 3196	\$1,280,000	06/12/2025
3	48 Scotch Pde BONBEACH 3196	\$1,700,000	24/11/2025

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: 13/05/2026 14:22

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Property Type: House (Res)
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
13/05/2025 - 12/05/2026: \$1,125,000

Comparable Properties



10 Chelsea Rd CHELSEA 3196 (REI/VG)

[Agent Comments](#)



Price: \$1,900,000
Method: Sold Before Auction
Date: 03/02/2026
Property Type: House (Res)
Land Size: 585 sqm approx



90 Bondi Rd BONBEACH 3196 (REI/VG)

[Agent Comments](#)



Price: \$1,280,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 570 sqm approx



48 Scotch Pde BONBEACH 3196 (REI/VG)

[Agent Comments](#)



Price: \$1,700,000
Method: Private Sale
Date: 24/11/2025
Property Type: House (Res)
Land Size: 796 sqm approx

Account - Ray White - The Bayside Group | P: 03 9584 8288