

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

344A NEPEAN HIGHWAY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,107,750

Property type

House

Suburb

Chelsea

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

7 KINGSTON COURT CHELSEA VIC 3196	\$837,000	13-Jul-24
5 BEARDSWORTH AVENUE CHELSEA VIC 3196	\$898,000	03-Aug-24
47A RANDALL AVENUE CHELSEA VIC 3196	\$832,500	10-May-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: 27 May 2025

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7 KINGSTON COURT CHELSEA VIC 3196

Sold Price

\$837,000

Sold Date

13-Jul-24

 2

 1

 1

Distance

1.11km



5 BEARDSWORTH AVENUE CHELSEA VIC 3196

Sold Price

\$898,000

Sold Date

03-Aug-24

 2

 1

 1

Distance

0.87km



47A RANDALL AVENUE CHELSEA VIC 3196

Sold Price

^{RS} **\$832,500**

Sold Date

10-May-25

 3

 1

 2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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