

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

1/34 THAMES PROMENADE 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jun 2024

to

31 May 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

1/76 CATHERINE AVENUE CHELSEA VIC 3196	\$661,000	18-Jan-25
4/12 ARGYLE AVENUE CHELSEA VIC 3196	\$667,000	11-Jun-25
2/13 GOLDEN AVENUE CHELSEA VIC 3196	\$637,500	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: 24 June 2025

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**1/76 CATHERINE AVENUE
CHELSEA VIC 3196**

 2  1  1

Sold Price **\$661,000** Sold Date **18-Jan-25**

Distance **0.42km**



**4/12 ARGYLE AVENUE CHELSEA
VIC 3196**

 2  1  1

Sold Price ^{RS} **\$667,000** Sold Date **11-Jun-25**

Distance **0.7km**



**2/13 GOLDEN AVENUE CHELSEA
VIC 3196**

 2  1  1

Sold Price ^{RS} **\$637,500** Sold Date **10-May-25**

Distance **0.86km**

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

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