

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

1/54 BLANTYRE 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

House

Suburb

Chelsea

Period-from

01 Jul 2024

to

30 Jun 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

2/15 SWAN WALK CHELSEA VIC 3196	687500	15-May-25
1/34 THAMES PROMENADE CHELSEA VIC 3196	660000	04-Jul-25
7 BOYD AVENUE CHELSEA VIC 3196	657000	11-Jun-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.~~

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Daniel McGlashan

P 0387813888

M 0407 545 243

E daniel.mcglashan@eview.com.au



2/15 SWAN WALK CHELSEA VIC 3196

2 1 1

Sold Price

687500

Sold Date **15-May-25**

Distance **0.41km**



1/34 THAMES PROMENADE CHELSEA VIC 3196

2 1 1

Sold Price

^{RS} **660000**

Sold Date **04-Jul-25**

Distance **0.21km**



7 BOYD AVENUE CHELSEA VIC 3196

2 1 2

Sold Price

657000

Sold Date **11-Jun-25**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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