

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

4/2 AMRON STREET CHELSEA HEIGHTS 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Chelsea Heights

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
2/17 ELLA GROVE CHELSEA VIC 3196	\$670,000	24-Feb-25
4/15-19 DOBELL DRIVE CHELSEA VIC 3196	\$668,000	14-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: 17 June 2025



1/76 CATHERINE AVENUE CHELSEA VIC 3196

2 1 1

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

Distance **1.34km**



2/17 ELLA GROVE CHELSEA VIC 3196

2 1 1

Sold Price **\$670,000** Sold Date **24-Feb-25**

Distance **1.21km**



4/15-19 DOBELL DRIVE CHELSEA VIC 3196

2 1 1

Sold Price ^{RS} **\$668,000** Sold Date **14-May-25**

Distance **0.53km**

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

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