

## 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

2/14 NEWINGTON PARADE CHELSEA VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$719,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2024

to

30 Jun 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

60 MERNDA AVENUE BONBEACH VIC 3196	\$1,110,000	28-Mar-25
2/41 ELLA GROVE CHELSEA VIC 3196	\$1,110,000	31-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: 05 July 2025

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E [josh.runatay@obrienrealestate.com.au](mailto:josh.runatay@obrienrealestate.com.au)**60 MERNDA AVENUE BONBEACH  
VIC 3196**

Sold Price

**\$1,110,000**

Sold Date

**28-Mar-25**

3



2



2

Distance

**1.62km****2/41 ELLA GROVE CHELSEA VIC  
3196**

Sold Price

<sup>RS</sup> **\$1,110,000**

Sold Date

**31-May-25**

3



2



2

Distance

**1.71km****RS** = Recent sale**UN** = Undisclosed Sale

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