

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

207 THAMES PROMENADE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Chelsea Heights

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

226 WELLS ROAD CHELSEA HEIGHTS VIC 3196	\$892,000	14-Apr-25
11 CHELSEA PARK DRIVE CHELSEA HEIGHTS VIC 3196	\$827,500	17-May-25
54 CHELSEA PARK DRIVE CHELSEA HEIGHTS VIC 3196	\$800,000	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: 29 July 2025



226 WELLS ROAD CHELSEA HEIGHTS VIC 3196

 3
  1
  2

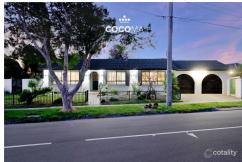
Sold Price

^{RS}
\$892,000

Sold Date

14-Apr-25

Distance

0.47km


11 CHELSEA PARK DRIVE CHELSEA HEIGHTS VIC 3196

 3
  1
  1

Sold Price

\$827,500

Sold Date

17-May-25

Distance

0.33km


54 CHELSEA PARK DRIVE CHELSEA HEIGHTS VIC 3196

 3
  1
  2

Sold Price

\$800,000

Sold Date

10-May-25

Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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