

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

1/490-492 NEPEAN HIGHWAY 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

\$555,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2024

to

30 Apr 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

3/9 BLANTYRE AVENUE CHELSEA VIC 3196	\$640,000	14-Dec-24
7/60-68 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	-	26-Apr-25
8/18-20 AVONDALE AVENUE CHELSEA VIC 3196	\$550,000	01-Apr-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: 06 May 2025

Nicola Stacey
P 03 9772 7077
M 0411 236 501
E nicola.stacey@obrienrealestate.com.au



**3/9 BLANTYRE AVENUE CHELSEA
VIC 3196**

 2  1  1

Sold Price

\$640,000

Sold Date **14-Dec-24**

Distance **0.72km**



**7/60-68 GLADESVILLE
BOULEVARD PATTERSON LAKES
VIC 3197**

 3  2  2

Sold Price

^{RS} - Sold Date **26-Apr-25**

Distance **2.29km**



**8/18-20 AVONDALE AVENUE
CHELSEA VIC 3196**

 1  1  1

Sold Price

\$550,000

Sold Date **01-Apr-25**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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