

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

1/1 SHERWOOD 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2024

to

31 Jul 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

1/34 THAMES PROMENADE CHELSEA VIC 3196	\$660,000	04-Jul-25
4/15-19 DOBELL DRIVE CHELSEA VIC 3196	\$668,000	14-May-25
2/15 SWAN WALK CHELSEA VIC 3196	\$687,500	15-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: 21 August 2025

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**1/34 THAMES PROMENADE
CHELSEA VIC 3196**

 2  1  1

Sold Price

\$660,000

Sold Date

04-Jul-25

Distance

0.49km



**4/15-19 DOBELL DRIVE CHELSEA
VIC 3196**

 2  1  1

Sold Price

\$668,000

Sold Date

14-May-25

Distance

1.46km



**2/15 SWAN WALK CHELSEA VIC
3196**

 2  1  1

Sold Price

\$687,500

Sold Date

15-May-25

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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