

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

3/76 SWAN WALK 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2024

to

31 Oct 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

3 BAXTER AVENUE CHELSEA VIC 3196	\$630,000	17-Sep-25
3 BOYD AVENUE CHELSEA VIC 3196	\$640,000	25-Oct-25
1/12 FOWLER STREET BONBEACH VIC 3196	\$655,200	23-Aug-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: 10 November 2025

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3 BAXTER AVENUE CHELSEA VIC 3196

Sold Price

\$630,000

Sold Date

17-Sep-25

 2

 1

 1

Distance

0.46km



3 BOYD AVENUE CHELSEA VIC 3196

Sold Price

^{RS} **\$640,000**

Sold Date

25-Oct-25

 2

 1

 1

Distance

0.58km



1/12 FOWLER STREET BONBEACH VIC 3196

Sold Price

\$655,200

Sold Date

23-Aug-25

 2

 1

 1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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