

## 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

61 RANDALL AVENUE CHELSEA VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

House

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 2 STURDEE STREET CHELSEA VIC 3196   | \$1,380,000 | 05-Apr-25 |
| 54A GLENOLA ROAD CHELSEA VIC 3196   | \$1,360,000 | 19-Jul-25 |
| 1 RANDALL AVENUE EDITHVALE VIC 3196 | \$1,280,000 | 30-Jun-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: 28 August 2025

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**2 STURDEE STREET CHELSEA VIC 3196**

Sold Price

**\$1,380,000**

Sold Date

**05-Apr-25**



4



2



4

Distance

**1.24km**



**54A GLENOLA ROAD CHELSEA VIC 3196**

Sold Price

<sup>RS</sup>

**\$1,360,000**

Sold Date

**19-Jul-25**



3



1



2

Distance

**1.55km**



**1 RANDALL AVENUE EDITHVALE VIC 3196**

Sold Price

<sup>RS</sup>

**\$1,280,000**

Sold Date

**30-Jun-25**



4



2



1

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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