

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

2D SWANPOOL 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/27 VINCENT STREET EDITHVALE VIC 3196	\$878,000	25-Nov-25
5/51 GOLDEN AVENUE CHELSEA VIC 3196	\$875,000	23-Oct-25
2/18 GLENOLA ROAD CHELSEA VIC 3196	\$870,000	11-Oct-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: 15 March 2026


**1/27 VINCENT STREET EDITHVALE
VIC 3196**
 3  2  1

Sold Price

\$878,000

Sold Date

25-Nov-25

Distance

0.71km

**5/51 GOLDEN AVENUE CHELSEA
VIC 3196**
 3  2  1

Sold Price

\$875,000

Sold Date

23-Oct-25

Distance

1.35km

**2/18 GLENOLA ROAD CHELSEA
VIC 3196**
 3  2  2

Sold Price

\$870,000

Sold Date

11-Oct-25

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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