

## 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

2/96 ELLA GROVE 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

\$780,000

&

\$850,000

### 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

25/61 HUGHES AVENUE EDITHVALE VIC 3196	\$772,000	16-Jan-26
2/17 SWAN WALK CHELSEA VIC 3196	\$805,000	28-Feb-26
2/22 SWANPOOL AVENUE CHELSEA VIC 3196	\$869,000	22-Nov-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: 11 March 2026


**25/61 HUGHES AVENUE  
EDITHVALE VIC 3196**
 3  1  2

 Sold Price <sup>RS</sup> **\$772,000** Sold Date **16-Jan-26**

 Distance **0.38km**

**2/17 SWAN WALK CHELSEA VIC  
3196**
 3  2  1

 Sold Price <sup>RS</sup> **\$805,000** Sold Date **28-Feb-26**

 Distance **1.17km**
**2/22 SWANPOOL AVENUE  
CHELSEA VIC 3196**
 3  1  2

 Sold Price **\$869,000** Sold Date **22-Nov-25**

 Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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