

## 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

13 BLACK STREET 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Chelsea

Period-from

01 Feb 2025

to

31 Jan 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

23 THIRD AVENUE CHELSEA HEIGHTS VIC 3196	\$816,000	18-Oct-25
6C KANGAROO ROAD CHELSEA VIC 3196	\$810,000	21-Nov-25
2 MANNA GUM COURT CHELSEA VIC 3196	\$736,500	27-Jan-26

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.~~

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Jo Barclay  
 P (03) 9722 7077  
 M 0439 394 434  
 E Jo.barclay@obre.com.au



**23 THIRD AVENUE CHELSEA HEIGHTS VIC 3196**

 2  1  2

Sold Price **\$816,000** Sold Date **18-Oct-25**

Distance **1.66km**



**6C KANGAROO ROAD CHELSEA VIC 3196**

 2  1  1

Sold Price **\$810,000** Sold Date **21-Nov-25**

Distance **0.33km**



**2 MANNA GUM COURT CHELSEA VIC 3196**

 2  1  1

Sold Price <sup>RS</sup> **\$736,500** Sold Date **27-Jan-26**

Distance **1.28km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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