

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

1/26 GLENOLA ROAD 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jan 2025

to

31 Dec 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

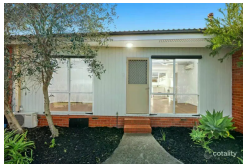
Date of sale

2/27 ARGYLE AVENUE CHELSEA VIC 3196	\$615,000	10-Aug-25
2/1 GOLDEN AVENUE CHELSEA VIC 3196	\$652,500	05-Dec-25
2/7 GLENOLA ROAD CHELSEA VIC 3196	\$667,500	17-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.~~

This Statement of Information was prepared on: 31 January 2026


**2/27 ARGYLE AVENUE CHELSEA
VIC 3196**
 2  1  2

Sold Price

\$615,000

 Sold Date **10-Aug-25**

 Distance **0.18km**

**2/1 GOLDEN AVENUE CHELSEA
VIC 3196**
 2  1  1

Sold Price

^{RS} **\$652,500**

 Sold Date **05-Dec-25**

 Distance **0.23km**

**2/7 GLENOLA ROAD CHELSEA VIC
3196**
 2  1  1

Sold Price

^{RS} **\$667,500**

 Sold Date **17-Jan-26**

 Distance **0.21km**
RS = Recent sale

UN = Undisclosed Sale

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