

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

1/39 ARGYLE 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

\$990,000

&

\$1,060,000

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

1/42 WOODBINE GROVE CHELSEA VIC 3196	\$1,045,000	13-Sep-25
1/544 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,052,000	11-Oct-25
1B SWANPOOL AVENUE CHELSEA VIC 3196	\$1,082,000	09-Dec-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: 30 January 2026



**1/42 WOODBINE GROVE CHELSEA
VIC 3196**

 3  2  1

Sold Price

\$1,045,000

Sold Date

13-Sep-25

Distance

0.05km



**1/544 NEPEAN HIGHWAY
BONBEACH VIC 3196**

 3  2  4

Sold Price

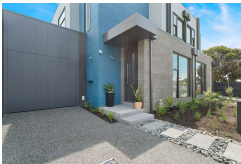
\$1,052,000

Sold Date

11-Oct-25

Distance

1.16km



**1B SWANPOOL AVENUE CHELSEA
VIC 3196**

 3  2  1

Sold Price

\$1,082,000

Sold Date

09-Dec-25

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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