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	1/36 SECOND AVENUE CHELSEA HEIGHTS 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$970,000	Property type	House	Suburb	Chelsea Heights
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
6 PEROVIC PLACE CHELSEA HEIGHTS VIC 3196	$740,000	13-Sep-25
24 DOTTEREL COURT CHELSEA HEIGHTS VIC 3196	$767,500	15-Nov-25
1/78 EDITHVALE ROAD EDITHVALE VIC 3196	$768,000	05-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: 13 January 2026

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6 PEROVIC PLACE CHELSEA HEIGHTS VIC 3196

3 1 1

Sold Price **$740,000** Sold Date **13-Sep-25**

Distance **0.18km**



24 DOTTEREL COURT CHELSEA HEIGHTS VIC 3196

3 1 -

Sold Price RS **$767,500** Sold Date **15-Nov-25**

Distance **1.54km**



1/78 EDITHVALE ROAD EDITHVALE VIC 3196

3 1 1

Sold Price RS **$768,000** Sold Date **05-Dec-25**

Distance **1.57km**

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

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