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	2d Swanpool Avenue, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $770,000 & $840,000

Median sale price

Median price $1,092,000 Property Type Townhouse Suburb Chelsea

Period - From 23/03/2025 to 22/03/2026 Source Property Data

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 six 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	2/17 Swan Wlk CHELSEA 3196	$805,000	28/02/2026
2	14 Baxter Ct CHELSEA 3196	$870,000	12/12/2025
3	2/22 Swanpool Av CHELSEA 3196	$869,000	06/12/2025

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 six months.~~

This Statement of Information was prepared on: 23/03/2026 20:05

2d Swanpool Avenue, Chelsea Vic 3196

Kimberley Ferguson
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3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$770,000 - $840,000
Median Townhouse Price
23/03/2025 - 22/03/2026: $1,092,000

Comparable Properties



2/17 Swan Wlk CHELSEA 3196 (REI)

3 2 2

Price: $805,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit
Land Size: 245 sqm approx

Agent Comments



14 Baxter Ct CHELSEA 3196 (REI/VG)

3 2 2

Price: $870,000
Method: Private Sale
Date: 12/12/2025
Property Type: Townhouse (Single)

Agent Comments



2/22 Swanpool Av CHELSEA 3196 (REI/VG)

3 1 2

Price: $869,000
Method: Private Sale
Date: 06/12/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig Mentone & Chelsea

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