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	2/15-17 SHENFIELD 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	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$716,500	Property type	Unit	Suburb	Chelsea
Period-from	01 Jun 2025	to	31 May 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
4/11 SHERWOOD AVENUE CHELSEA VIC 3196	$724,000	31-Jan-26
6/1 GOLDEN AVENUE CHELSEA VIC 3196	$700,000	04-Feb-26
4/44 SHERWOOD AVENUE CHELSEA VIC 3196	$720,000	10-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: 02 June 2026

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4/11 SHERWOOD AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$724,000** Sold Date **31-Jan-26**

Distance **0.74km**



6/1 GOLDEN AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$700,000** Sold Date **04-Feb-26**

Distance **0.35km**



4/44 SHERWOOD AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$720,000** Sold Date **10-Jan-26**

Distance **0.93km**

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

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