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<br>Including suburb and postcode | 53C GOLDEN 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 | $695,000 | & | $760,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $742,500 | Property type | Unit | Suburb | Chelsea |
| Period-from | 01 Jul 2025 | to | 30 Jun 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 |
|---|---|---|
| 1/2 AMRON STREET CHELSEA HEIGHTS VIC 3196 | $730,000 | 11-Jul-26 |
| 1/605 NEPEAN HIGHWAY BONBEACH VIC 3196 | $760,000 | 05-May-26 |
| 7/39 BROADWAY BONBEACH VIC 3196 | $755,500 | 24-Feb-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.~~

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**1/2 AMRON STREET CHELSEA HEIGHTS VIC 3196**

2 2 1

Sold Price RS **$730,000** Sold Date **11-Jul-26**

Distance **1.71km**



**1/605 NEPEAN HIGHWAY BONBEACH VIC 3196**

2 2 1

Sold Price **$760,000** Sold Date **05-May-26**

Distance **1.91km**



**7/39 BROADWAY BONBEACH VIC 3196**

2 2 1

Sold Price RS **$755,500** Sold Date **24-Feb-26**

Distance **0.36km**

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

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