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	1/34 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	Unit	Suburb	Chelsea Heights
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
1/17 GLENOLA ROAD CHELSEA VIC 3196	$1,130,000	20-Feb-26
20B FOWLER STREET BONBEACH VIC 3196	$1,075,000	18-Mar-26
2/83 KEITH AVENUE EDITHVALE VIC 3196	$1,155,000	12-Mar-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: 17 July 2026

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1/17 GLENOLA ROAD CHELSEA VIC 3196

3 2 2

Sold Price **$1,130,000** Sold Date **20-Feb-26**

Distance **1.71km**



20B FOWLER STREET BONBEACH VIC 3196

4 3 2

Sold Price RS **$1,075,000** Sold Date **18-Mar-26**

Distance **1.79km**



2/83 KEITH AVENUE EDITHVALE VIC 3196

3 2 2

Sold Price **$1,155,000** Sold Date **12-Mar-26**

Distance **1.79km**

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

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