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	2/44 SHERWOOD 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	$640,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$745,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Sep 2025	to	31 Aug 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
1/24 SHERWOOD AVENUE CHELSEA VIC 3196	$645,000	15-Aug-26
5/15-17 WOODBINE GROVE CHELSEA VIC 3196	$670,000	22-Jul-26
9/13-17 FOWLER STREET CHELSEA VIC 3196	$655,000	18-Jul-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: 08 September 2026

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1/24 SHERWOOD AVENUE CHELSEA VIC 3196

2 1 -

Sold Price RS **$645,000** Sold Date **15-Aug-26**

Distance **0.22km**



5/15-17 WOODBINE GROVE CHELSEA VIC 3196

2 1 1

Sold Price RS **$670,000** Sold Date **22-Jul-26**

Distance **0.29km**



9/13-17 FOWLER STREET CHELSEA VIC 3196

2 1 1

Sold Price **$655,000** Sold Date **18-Jul-26**

Distance **0.43km**

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

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