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	1/17 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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
3/17-19 BROADWAY BONBEACH VIC 3196	$670,000	14-Mar-25
2/17 ELLA GROVE CHELSEA VIC 3196	$670,000	06-Mar-25
7/21-23 SCOTCH PARADE BONBEACH VIC 3196	$685,000	04-Jan-25

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: 29 April 2025

Tanja Neven-Jones
P 95855667
M 0408664429
E tanjanevenjones@jelliscraig.com.au



3/17-19 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price RS **$670,000** Sold Date **14-Mar-25**

Distance **0.22km**



2/17 ELLA GROVE CHELSEA VIC 3196

2 1 1

Sold Price Sold Date **06-Mar-25**

Distance **1.52km**



7/21-23 SCOTCH PARADE BONBEACH VIC 3196

2 1 2

Sold Price **$685,000** Sold Date **04-Jan-25**

Distance **0.71km**

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

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