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	4/17 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$712,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Aug 2024	to	31 Jul 2025	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
5/23 GOLDEN AVENUE CHELSEA VIC 3196	$742,000	12-May-25
17/18-22 GOLDEN AVENUE BONBEACH VIC 3196	$716,000	26-Jul-25
25 JACKSONS ROAD CHELSEA VIC 3196	$743,000	21-Jun-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: 18 August 2025

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5/23 GOLDEN AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$742,000** Sold Date **12-May-25**

Distance **0.06km**



17/18-22 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price RS **$716,000** Sold Date **26-Jul-25**

Distance **0.12km**



25 JACKSONS ROAD CHELSEA VIC 3196

2 1 1

Sold Price RS **$743,000** Sold Date **21-Jun-25**

Distance **1.56km**

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

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