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	1/67 Swan Walk, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,035,000 Property Type Townhouse Suburb Chelsea

Period - From 13/11/2024 to 12/11/2025 Source Property Data

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 six 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	1/42 Woodbine Gr CHELSEA 3196	$1,045,000	13/09/2025
2	2/90 Catherine Av CHELSEA 3196	$1,020,000	19/07/2025
3	1/53 Glenola Rd CHELSEA 3196	$1,080,000	05/07/2025

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 six months.~~

This Statement of Information was prepared on: 13/11/2025 13:20

1/67 Swan Walk, Chelsea Vic 3196

Kimberley Ferguson
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4 3 2

Property Type: Unit
Land Size: 262 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
13/11/2024 - 12/11/2025: $1,035,000

Comparable Properties



1/42 Woodbine Gr CHELSEA 3196 (REI)

3 2 2

Price: $1,045,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)
Land Size: 240 sqm approx

Agent Comments



2/90 Catherine Av CHELSEA 3196 (REI/VG)

3 2 2

Price: $1,020,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Res)

Agent Comments



1/53 Glenola Rd CHELSEA 3196 (REI/VG)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig Mentone & Chelsea

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