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	4/11 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Jan 2025	to	31 Dec 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
2/25 ARGYLE AVENUE CHELSEA VIC 3196	$701,000	03-Oct-25
1/54 BLANTYRE AVENUE CHELSEA VIC 3196	$685,000	13-Aug-25
9 CHELBARA COURT CHELSEA VIC 3196	$686,000	26-Aug-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: 05 January 2026

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2/25 ARGYLE AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$701,000** Sold Date **03-Oct-25**

Distance **0.26km**



1/54 BLANTYRE AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$685,000** Sold Date **13-Aug-25**

Distance **0.32km**



9 CHELBARA COURT CHELSEA VIC 3196

2 1 1

Sold Price **$686,000** Sold Date **26-Aug-25**

Distance **0.82km**

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

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