

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

16 QUAIL CLOSE CHELSEA HEIGHTS 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

\$1,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,008,500

Property type

House

Suburb

Chelsea Heights

Period-from

01 May 2025

to

30 Apr 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

117 THAMES PROMENADE CHELSEA VIC 3196	\$1,020,000	11-Mar-26
78 AMAROO DRIVE CHELSEA HEIGHTS VIC 3196	\$1,060,000	02-Mar-26
9 KESTREL CLOSE CHELSEA HEIGHTS VIC 3196	\$1,020,000	07-Mar-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: 29 May 2026


**117 THAMES PROMENADE
CHELSEA VIC 3196**
 3  2  1

Sold Price

\$1,020,000

Sold Date

11-Mar-26

Distance

1.23km

**78 AMAROO DRIVE CHELSEA
HEIGHTS VIC 3196**
 4  2  2

Sold Price

\$1,060,000

Sold Date

02-Mar-26

Distance

1.64km

**9 KESTREL CLOSE CHELSEA
HEIGHTS VIC 3196**
 3  2  1

Sold Price

^{RS} **\$1,020,000**

Sold Date

07-Mar-26

Distance

2.72km
RS = Recent sale

UN = Undisclosed Sale

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