

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

2/4 SCOTCH PARADE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2025

to

31 Mar 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

4/11 SHERWOOD AVENUE CHELSEA VIC 3196	\$724,000	31-Jan-26
114 ARGYLE AVENUE CHELSEA VIC 3196	\$740,000	21-Feb-26
4/37 YORK STREET BONBEACH VIC 3196	\$783,000	24-Apr-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: 28 April 2026

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**4/11 SHERWOOD AVENUE
CHELSEA VIC 3196**
 2  1  1

Sold Price

\$724,000

Sold Date

31-Jan-26

Distance

0.72km

**114 ARGYLE AVENUE CHELSEA VIC
3196**
 2  1  2

Sold Price

^{RS} **\$740,000**

Sold Date

21-Feb-26

Distance

0.16km

**4/37 YORK STREET BONBEACH
VIC 3196**
 2  1  1

Sold Price

^{RS} **\$783,000**

Sold Date

24-Apr-26

Distance

0.77km
RS = Recent sale

UN = Undisclosed Sale

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