

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

3/13 CHELSEY STREET ARDEER VIC 3022

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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Ardeer

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

3/2 CHELSEY STREET ARDEER VIC 3022	\$480,000	19-Feb-25
12/84 ROCKBANK ROAD ARDEER VIC 3022	\$455,000	15-May-25
13/84 ROCKBANK ROAD ARDEER VIC 3022	\$480,000	07-Jul-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.~~

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3/2 CHELSEY STREET ARDEER VIC 3022

Sold Price

\$480,000

Sold Date

19-Feb-25

2

2

1

Distance

0.08km



12/84 ROCKBANK ROAD ARDEER VIC 3022

Sold Price

\$455,000

Sold Date

15-May-25

2

1

1

Distance

0.2km



13/84 ROCKBANK ROAD ARDEER VIC 3022

Sold Price

\$480,000

Sold Date

07-Jul-25

2

1

1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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