

## 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 THIRD AVENUE CHELSEA HEIGHTS VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$840,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$793,000

Property type

Unit

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 5/22 SECOND AVENUE CHELSEA HEIGHTS VIC 3196 | \$800,000 | 28-Mar-26 |
| 2/96 ELLA GROVE CHELSEA VIC 3196            | \$890,000 | 11-Apr-26 |
| 3/38 EMBANKMENT GROVE CHELSEA VIC 3196      | \$885,000 | 14-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.~~

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**5/22 SECOND AVENUE CHELSEA HEIGHTS VIC 3196**

3 2 1

Sold Price

<sup>RS</sup> **\$800,000** Sold Date **28-Mar-26**

Distance **0.18km**



**2/96 ELLA GROVE CHELSEA VIC 3196**

3 2 2

Sold Price

<sup>RS</sup> **\$890,000** Sold Date **11-Apr-26**

Distance **0.77km**



**3/38 EMBANKMENT GROVE CHELSEA VIC 3196**

3 1 1

Sold Price

**\$885,000** Sold Date **14-Mar-26**

Distance **1.34km**

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

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