

## 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

65 CHELSEY STREET ARDEER VIC 3022

### 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Ardeer

Period-from

01 Sep 2025

to

31 Aug 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

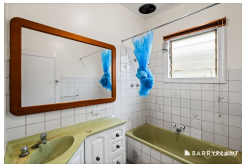
Date of sale

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 58 CHELSEY STREET ARDEER VIC 3022 | \$670,000 | 19-Jun-26 |
| 18 CHELSEY STREET ARDEER VIC 3022 | \$680,000 | 10-Apr-26 |
| 61 MAXWELD STREET ARDEER VIC 3022 | \$670,000 | 29-Jul-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 September 2026



**58 CHELSEY STREET ARDEER VIC 3022**

Sold Price

**\$670,000**

Sold Date

**19-Jun-26**

2

1

1

Distance

**0.06km**



**18 CHELSEY STREET ARDEER VIC 3022**

Sold Price

**\$680,000**

Sold Date

**10-Apr-26**

3

1

1

Distance

**0.36km**



**61 MAXWELD STREET ARDEER VIC 3022**

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**29-Jul-26**

2

1

1

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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