

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

9 ENTERPRIZE AVENUE 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

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,000

Property type

House

Suburb

Chelsea Heights

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

8 NIMROD RISE CHELSEA HEIGHTS VIC 3196	\$1,111,888	19-Jul-26
3 EAMONT CLOSE CHELSEA HEIGHTS VIC 3196	\$1,325,000	05-Sep-26
13 ANTON COURT CHELSEA HEIGHTS VIC 3196	\$1,260,000	28-May-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: 14 September 2026



8 NIMROD RISE CHELSEA HEIGHTS VIC 3196

Sold Price

^{RS}
\$1,111,888

Sold Date

19-Jul-26


3



2



2

Distance

0.31km


3 EAMONT CLOSE CHELSEA HEIGHTS VIC 3196

Sold Price

^{RS}
\$1,325,000

Sold Date

05-Sep-26


5



3



2

Distance

0.45km


13 ANTON COURT CHELSEA HEIGHTS VIC 3196

Sold Price

\$1,260,000

Sold Date

28-May-26


4



2



2

Distance

1.38km
RS = Recent sale

UN = Undisclosed Sale

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