

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

4/11 EMBANKMENT GROVE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/61 CATHERINE AVENUE CHELSEA VIC 3196	\$540,000	17-Jul-25
3/26 SHERWOOD AVENUE CHELSEA VIC 3196	\$472,250	17-Mar-25
4/13 ARGYLE AVENUE CHELSEA VIC 3196	\$525,000	11-Aug-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.~~

This Statement of Information was prepared on: 09 September 2025



1/61 CATHERINE AVENUE CHELSEA VIC 3196

 2
  1
  1

Sold Price ^{RS} **\$540,000** Sold Date **17-Jul-25**

Distance **0.61km**



3/26 SHERWOOD AVENUE CHELSEA VIC 3196

 2
  1
  1

Sold Price **\$472,250** Sold Date **17-Mar-25**

Distance **0.68km**



4/13 ARGYLE AVENUE CHELSEA VIC 3196

 2
  1
  1

Sold Price ^{RS} **\$525,000** Sold Date **11-Aug-25**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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