

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

2/17 SWAN WALK 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jan 2025

to

31 Dec 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

2/18 GLENOLA ROAD CHELSEA VIC 3196	\$870,000	11-Oct-25
5/51 GOLDEN AVENUE CHELSEA VIC 3196	\$875,000	23-Oct-25
4/72 CHELSEA ROAD CHELSEA VIC 3196	\$895,000	16-Oct-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: 20 January 2026


**2/18 GLENOLA ROAD CHELSEA
VIC 3196**
 3  2  2

Sold Price

\$870,000

Sold Date

11-Oct-25

Distance

0.89km

**5/51 GOLDEN AVENUE CHELSEA
VIC 3196**
 3  2  1

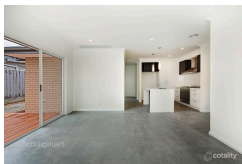
Sold Price

\$875,000

Sold Date

23-Oct-25

Distance

1.03km

**4/72 CHELSEA ROAD CHELSEA
VIC 3196**
 3  2  2

Sold Price

\$895,000

Sold Date

16-Oct-25

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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