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	20a Swanpool Avenue, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,340,000

Median sale price

Median price $820,000 Property Type Unit Suburb Chelsea

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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	85b Keith Av EDITHVALE 3196	$1,385,000	28/02/2026
2	271b Station St EDITHVALE 3196	$1,305,000	04/10/2025
3			

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 six months.

This Statement of Information was prepared on: 13/03/2026 11:26

20a Swanpool Avenue, Chelsea Vic 3196



Property Type:
Agent Comments

Indicative Selling Price
$1,340,000
Median Unit Price
December quarter 2025: $820,000

Comparable Properties



85b Keith Av EDITHVALE 3196 (REI)

3 2 1

Price: $1,385,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments



271b Station St EDITHVALE 3196 (REI/VG)

3 2 4

Price: $1,305,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

Agent Comments

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 six months.

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899

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