

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

8 SECOND 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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Chelsea Heights

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

17 BRIDGES AVENUE EDITHVALE VIC 3196	\$1,580,000	18-Oct-24
43 KANGAROO ROAD CHELSEA VIC 3196	\$1,283,000	26-Oct-24
39B IVAN AVENUE EDITHVALE VIC 3196	\$1,290,000	18-Sep-24

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: 07 February 2025

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**17 BRIDGES AVENUE EDITHVALE
VIC 3196**

4 3 2

Sold Price ^{RS} **\$1,580,000** Sold Date **18-Oct-24**

Distance **1.36km**



**43 KANGAROO ROAD CHELSEA
VIC 3196**

4 2 2

Sold Price **\$1,283,000** Sold Date **26-Oct-24**

Distance **1.37km**



**39B IVAN AVENUE EDITHVALE VIC
3196**

4 3 2

Sold Price **\$1,290,000** Sold Date **18-Sep-24**

Distance **1.39km**

RS = Recent sale **UN** = Undisclosed Sale

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