

# 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

18 Parkland Drive, Chelsea Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$720,000

&

\$740,000

### Median sale price

Median price

\$711,000

Property Type

Unit

Suburb

Chelsea

Period - From

01/01/2024

to

31/12/2024

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	48 Baxter Av CHELSEA 3196	\$825,000	19/10/2024
2	4/15-17 Shenfield Av CHELSEA 3196	\$803,000	12/10/2024
3	10 Bertrand Rd CHELSEA 3196	\$722,500	07/09/2024

**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:

01/03/2025 13:06



 2    1    2

**Property Type:** Unit  
**Land Size:** 225 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$740,000  
**Median Unit Price**  
Year ending December 2024: \$711,000

## Comparable Properties

48 Baxter Av CHELSEA 3196 (REI)

[Agent Comments](#)

 3    1    1

**Price:** \$825,000  
**Method:**  
**Date:** 19/10/2024  
**Property Type:** House

4/15-17 Shenfield Av CHELSEA 3196 (REI)

[Agent Comments](#)

 2    1    1

**Price:** \$803,000  
**Method:**  
**Date:** 12/10/2024  
**Property Type:** House

10 Bertrand Rd CHELSEA 3196 (REI)

[Agent Comments](#)

 2    1    1

**Price:** \$722,500  
**Method:**  
**Date:** 07/09/2024  
**Property Type:** House

**Account - Fosterfroling Real Estate** | P: 03 9781 3366