

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

2/62 THAMES PROMENADE 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

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2024

to

30 Jun 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

3/39 ARGYLE AVENUE CHELSEA VIC 3196	\$930,000	29-Jan-25
1/11 WOODBINE GROVE CHELSEA VIC 3196	\$960,000	26-Feb-25
1/106 ELSIE GROVE CHELSEA VIC 3196	\$1,010,000	01-Mar-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: 01 July 2025



3/39 ARGYLE AVENUE CHELSEA VIC 3196

Sold Price

\$930,000

Sold Date

29-Jan-25



3



2



2

Distance

0.6km



1/11 WOODBINE GROVE CHELSEA VIC 3196

Sold Price

\$960,000

Sold Date

26-Feb-25



3



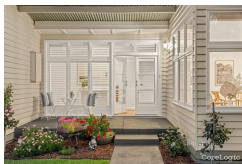
2



2

Distance

0.65km



1/106 ELSIE GROVE CHELSEA VIC 3196

Sold Price

^{RS} **\$1,010,000**

Sold Date

01-Mar-25



3



1



2

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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