

# 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 4/225 Thames Promenade Chelsea Heights VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price or range between \$980,000 & \$1,078,000

### Median sale price

Median price \$930,000 Property type Townhouse Suburb Chelsea Heights

Period - From April 2024 to March 2025 Source PropTrack Australia

### 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 3/31 Ella Grove Chelsea	\$998,500	18/12/2024
2 2/227 Thames Promenade Chelsea Heights	\$882,000	18/03/2025
3 1/50 Fourth Avenue Chelsea Heights	\$835,000	03/13/2025

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: 02/04/2025