

## 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

1/39 ARGYLE AVENUE CHELSEA 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 1/54 WOODBINE GROVE CHELSEA VIC 3196 | \$1,010,000 | 03-Dec-25 |
| 1/17 GLENOLA ROAD CHELSEA VIC 3196   | \$1,130,000 | 20-Feb-26 |
| 20B FOWLER STREET BONBEACH VIC 3196  | \$1,075,000 | 18-Mar-26 |

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 May 2026



**1/54 WOODBINE GROVE CHELSEA VIC 3196** Sold Price **\$1,010,000** Sold Date **03-Dec-25**

 3  2  2

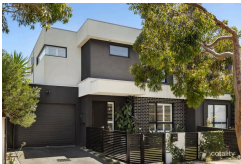
Distance **0.15km**



**1/17 GLENOLA ROAD CHELSEA VIC 3196** Sold Price **\$1,130,000** Sold Date **20-Feb-26**

 3  2  2

Distance **0.3km**



**20B FOWLER STREET BONBEACH VIC 3196** Sold Price <sup>RS</sup> **\$1,075,000** Sold Date **18-Mar-26**

 4  3  2

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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