

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

32 CAMP STREET 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	\$2,500,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,150,000	Property type	Other	Suburb	Chelsea
Period-from	01 Jan 2025	to	31 Dec 2025	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
366 NEPEAN HIGHWAY CHELSEA VIC 3196	\$980,000	21-Oct-25
16 NEWINGTON PARADE CHELSEA VIC 3196	\$2,070,000	28-Jul-24
10 BLANTYRE AVENUE CHELSEA VIC 3196	\$910,000	15-Oct-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: 09 January 2026


**366 NEPEAN HIGHWAY CHELSEA
VIC 3196**

Sold Price

\$980,000

Sold Date

21-Oct-25

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1

Distance

0.54km
**16 NEWINGTON PARADE CHELSEA
VIC 3196**

Sold Price

\$2,070,000

Sold Date

28-Jul-24

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2

Distance

0.37km
**10 BLANTYRE AVENUE CHELSEA
VIC 3196**

Sold Price

\$910,000

Sold Date

15-Oct-24

1



1



-

Distance

0.36km
**21 SWANSEA ROAD CHELSEA VIC
3196**

Sold Price

\$927,000

Sold Date

05-Mar-25

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Distance

0.12km**RS** = Recent sale**UN** = Undisclosed Sale

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