

# 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

104/233 Chapel Street, Prahran Vic 3181

### Indicative selling price

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

Range between \$510,000 & \$560,000

### Median sale price

Median price \$573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	10/28 Clifton St PRAHRAN 3181	\$590,000	26/04/2024
2	407/120 High St WINDSOR 3181	\$575,000	18/03/2024
3	504/59 Porter St PRAHRAN 3181	\$520,000	24/04/2024

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: 18/05/2024 12:13



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$510,000 - \$560,000

**Median Unit Price**

March quarter 2024: \$573,750

## Comparable Properties



**10/28 Clifton St PRAHRAN 3181 (REI)**

Agent Comments

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**Price:** \$590,000

**Method:** Private Sale

**Date:** 26/04/2024

**Property Type:** Apartment



**407/120 High St WINDSOR 3181 (VG)**

Agent Comments

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**Price:** \$575,000

**Method:** Sale

**Date:** 18/03/2024

**Property Type:** Strata Unit/Flat



**504/59 Porter St PRAHRAN 3181 (REI)**

Agent Comments

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**Price:** \$520,000

**Method:** Private Sale

**Date:** 24/04/2024

**Property Type:** Apartment

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