

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

11 Chatsworth Road, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,307,500

Property Type Townhouse

Suburb Prahran

Period - From 10/06/2025

to

09/06/2026

Source Property Data

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.

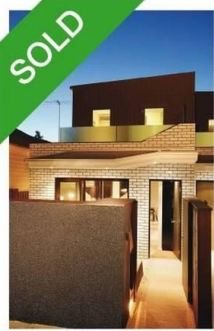
	Address of comparable property	Price	Date of sale
1	2 McMicken La PRAHRAN 3181	\$1,300,000	28/03/2026
2	4/4 Mary St WINDSOR 3181	\$1,301,000	20/02/2026
3	18/19-27 Argo St SOUTH YARRA 3141	\$1,262,500	25/12/2025

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:

10/06/2026 08:27



Property Type:
Divorce/Estate/Family Transfers
Land Size: 194 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Townhouse Price
10/06/2025 - 09/06/2026: \$1,307,500

Comparable Properties



2 McMicken La PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



4/4 Mary St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,301,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: Townhouse (Res)



18/19-27 Argo St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,262,500
Method: Private Sale
Date: 25/12/2025
Property Type: Townhouse (Res)

Account - Besser & Co EA | P: 03 9531 1000



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