

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

19 Chatsworth Road, Prahran Vic 3181

Indicative selling price

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

Range between \$3,650,000

&

\$3,850,000

Median sale price

Median price \$1,680,000

Property Type House

Suburb Prahran

Period - From 29/04/2025

to

28/04/2026

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	56 Oban St SOUTH YARRA 3141	\$3,850,000	25/03/2026
2	72 Oban St SOUTH YARRA 3141	\$3,650,000	04/12/2025
3	14 Hampden Rd ARMADALE 3143	\$3,900,000	18/11/2025

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:

29/04/2026 15:22



3.5
 2.5
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$3,650,000 - \$3,850,000

Median House Price

29/04/2025 - 28/04/2026: \$1,680,000

Comparable Properties



56 Oban St SOUTH YARRA 3141 (REI)

Agent Comments

4
 2
 1

Price: \$3,850,000

Method: Private Sale

Date: 25/03/2026

Property Type: House



72 Oban St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3
 2
 2

Price: \$3,650,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)



14 Hampden Rd ARMADALE 3143 (REI/VG)

Agent Comments

3
 2
 1

Price: \$3,900,000

Method: Private Sale

Date: 18/11/2025

Property Type: House

Land Size: 310 sqm approx

Account - Marshall White | P: 03 9822 9999