

# 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

55 Chatsworth Road, 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 \$3,800,000

&

\$4,100,000

### 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 | 24 Grosvenor St SOUTH YARRA 3141 | \$3,800,000 | 20/03/2026   |
| 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 15:19



4
 3.5
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$3,800,000 - \$4,100,000

**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



**24 Grosvenor St SOUTH YARRA 3141 (REI)**

Agent Comments

4
 2
 2

**Price:** \$3,800,000

**Method:** Private Sale

**Date:** 20/03/2026

**Property Type:** House



**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