

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

57 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,790,000 Property Type House Suburb Prahran

Period - From 01/04/2023 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	2 Irene PI PRAHRAN 3181	\$2,110,000	06/04/2024
2	1 Arkle St PRAHRAN 3181	\$2,100,000	05/05/2024
3	63 Donald St PRAHRAN 3181	\$2,060,000	24/02/2024

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:

21/05/2024 16:48

57 Chomley Street, Prahran Vic 3181



3 2 0

Property Type: House (Res)
Land Size: 217 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending March 2024: \$1,790,000

Comparable Properties



2 Irene PI PRAHRAN 3181 (REI)

Agent Comments

3 1 2

Price: \$2,110,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 320 sqm approx



1 Arkle St PRAHRAN 3181 (REI)

Agent Comments

3 2 1

Price: \$2,100,000
Method: Sold After Auction
Date: 05/05/2024
Property Type: House (Res)
Land Size: 280 sqm approx



63 Donald St PRAHRAN 3181 (REI)

Agent Comments

4 2 1

Price: \$2,060,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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