Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/121 Chomley Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,800,000		&		\$1,980,000				
Median sale price									
Median price	\$1,787,500	Pro	operty Type	Hou	se		Suburb	Prahran	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	41 Eastbourne St WINDSOR 3181	\$1,900,000	14/04/2025
2	14 Balmoral PI SOUTH YARRA 3141	\$1,920,000	14/03/2025
3	68 Osborne St SOUTH YARRA 3141	\$1,950,000	14/03/2025

OR

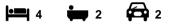
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/05/2025 15:45







Property Type: House Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price March quarter 2025: \$1,787,500

Comparable Properties

41 Eastbourne St WINDSOR 3181 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
14 Balmoral PI SOUTH YARRA 3141 (REI/VG) Price: \$1,920,000 Method: Expression of Interest Date: 14/03/2025 Property Type: House (Res) Land Size: 163 sqm approx	Agent Comments
68 Osborne St SOUTH YARRA 3141 (REI) 3 3 3 2 Price: \$1,950,000 Method: Private Sale Date: 14/03/2025 Property Type: Townhouse (Single)	Agent Comments

Account - Marshall White | P: 03 9822 9999



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