

# 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

6/121 Chomley Street, 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 \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$1,787,500

Property Type House

Suburb Prahran

Period - From 01/01/2025

to 31/03/2025

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.

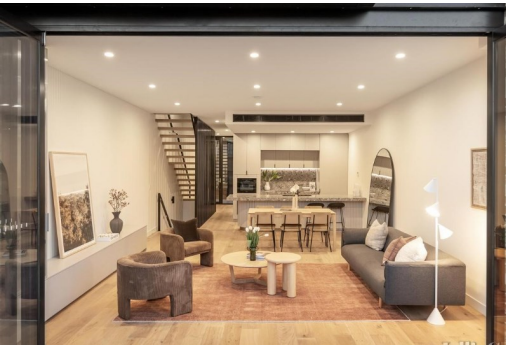
	Address of comparable property	Price	Date of sale
1	41 Eastbourne St WINDSOR 3181	\$1,900,000	14/04/2025
2	14 Balmoral PI SOUTH YARRA 3141	\$1,920,000	14/03/2025
3	68 Osborne St SOUTH YARRA 3141	\$1,950,000	14/03/2025

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



4 2 2

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

3 2 1

Price: \$1,900,000  
Method: Private Sale  
Date: 14/04/2025  
Property Type: House



14 Balmoral PI SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,920,000  
Method: Expression of Interest  
Date: 14/03/2025  
Property Type: House (Res)  
Land Size: 163 sqm approx



68 Osborne St SOUTH YARRA 3141 (REI)

Agent Comments

3 3 2

Price: \$1,950,000  
Method: Private Sale  
Date: 14/03/2025  
Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999