

# 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

6/4 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)

Single price \$499,000

### Median sale price

Median price \$601,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2023

to 30/09/2023

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	3/36 Cromwell Rd SOUTH YARRA 3141	\$530,000	04/12/2023
2	1/29 Upton Rd WINDSOR 3181	\$530,000	30/11/2023
3	14/9 Kooyong Rd CAULFIELD NORTH 3161	\$543,000	09/12/2023

**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:

10/01/2024 18:08



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/36 Cromwell Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 04/12/2023

**Property Type:** Apartment



**1/29 Upton Rd WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$530,000

**Method:** Sold Before Auction

**Date:** 30/11/2023

**Property Type:** Unit



**14/9 Kooyong Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$543,000

**Method:** Private Sale

**Date:** 09/12/2023

**Property Type:** Apartment