

# 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

61 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 \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,746,000

Property Type House

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 | 71 Princes St PRAHRAN 3181     | \$1,845,000 | 13/09/2023   |
| 2 | 42 Westbourne St PRAHRAN 3181  | \$1,845,000 | 03/06/2023   |
| 3 | 8 Bowen St PRAHRAN 3181        | \$1,746,000 | 16/09/2023   |

**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:

24/10/2023 10:18



 3    2   

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

September quarter 2023: \$1,746,000

## Comparable Properties



**71 Princes St PRAHRAN 3181 (REI)**

Agent Comments

 3    2    1

**Price:** \$1,845,000

**Method:** Private Sale

**Date:** 13/09/2023

**Property Type:** House

**Land Size:** 212 sqm approx



**42 Westbourne St PRAHRAN 3181 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$1,845,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 232 sqm approx



**8 Bowen St PRAHRAN 3181 (REI)**

Agent Comments

 3    2    1

**Price:** \$1,746,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

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