

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 66 Chatsworth Road, Prahran Vic 3181

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,656,250 Property Type House Suburb Prahran

Period - From 01/07/2022 to 30/06/2023 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	67 Chomley St PRAHRAN 3181	\$1,815,000	18/03/2023
2	59 Highbury Gr PRAHRAN 3181	\$1,637,500	06/03/2023
3	6 Westbourne St PRAHRAN 3181	\$1,540,000	25/03/2023

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: 15/08/2023 14:10



3 1 -

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2023: \$1,656,250

Comparable Properties



67 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 -

Price: \$1,815,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 227 sqm approx



59 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,637,500

Method: Private Sale

Date: 06/03/2023

Property Type: House

Land Size: 293 sqm approx



6 Westbourne St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 -

Price: \$1,540,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 148 sqm approx

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