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 82 Chomley Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,500,000		&		\$2,750,000			
Median sale price								
Median price	\$1,787,500	Pro	operty Type	Hous	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	72 Clarke St PRAHRAN 3181	\$2,660,000	22/03/2025
2	77 Mathoura Rd TOORAK 3142	\$2,850,000	14/03/2025
3	65 Charles St PRAHRAN 3181	\$2,587,500	22/12/2024

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:

03/06/2025 13:13









Property Type: House Agent Comments

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price March quarter 2025: \$1,787,500

Comparable Properties

72 Clarke St PRAHRAN 3181 (REI) Image: 3 Image: 2 Image: 1 Price: \$2,660,000 Image: 2 Image: 1 Method: Auction Sale Image: 2 Image: 2 Image: 2 Date: 22/03/2025 Image: 2 Image: 2 Image: 2 Property Type: House Image: 2 Image: 2 Image: 2 Land Size: 2 2 Sqm approx	Agent Comments
77 Mathoura Rd TOORAK 3142 (REI) 3 2 2 2 Price: \$2,850,000 Method: Private Sale Date: 14/03/2025 Property Type: House	Agent Comments
65 Charles St PRAHRAN 3181 (REI/VG) 4 3 6 1 Price: \$2,587,500 Method: Private Sale Date: 22/12/2024 Property Type: House Land Size: 189 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9864 5000



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