

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

82 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

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	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



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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)

Agent Comments

3 2 1

Price: \$2,660,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House
Land Size: 262 sqm approx



77 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$2,850,000
Method: Private Sale
Date: 14/03/2025
Property Type: House



65 Charles St PRAHRAN 3181 (REI/VG)

Agent Comments

4 3 1

Price: \$2,587,500
Method: Private Sale
Date: 22/12/2024
Property Type: House
Land Size: 189 sqm approx