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	19 Chatsworth Road, Prahran Vic 3181

Indicative selling price

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

Range between $2,750,000 & $2,995,000

Median sale price

Median price $1,665,000 Property Type House Suburb Prahran

Period - From 21/07/2025 to 20/07/2026 Source Property Data

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	13a Moorhouse St ARMADALE 3143	$2,600,000	05/07/2026
2	8 Moorhouse St ARMADALE 3143	$3,100,000	16/05/2026
3			

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: 21/07/2026 19:01

19 Chatsworth Road, Prahran Vic 3181



3.5 2.5 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,750,000 - $2,995,000
Median House Price
21/07/2025 - 20/07/2026: $1,665,000

Comparable Properties



13a Moorhouse St ARMADALE 3143 (REI)

3 2 2

Price: $2,600,000
Method: Private Sale
Date: 05/07/2026
Property Type: Townhouse (Res)
Land Size: 224 sqm approx

Agent Comments



8 Moorhouse St ARMADALE 3143 (REI)

3 2 1

Price: $3,100,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 284 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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