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	303/233 Chapel Street, Prahran Vic 3181

Indicative selling price

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

Range between $850,000 & $930,000

Median sale price

Median price $550,000 Property Type Unit Suburb Prahran

Period - From 01/10/2023 to 31/12/2023 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	10/25 Octavia St ST KILDA 3182	$906,000	18/11/2023
2	104/8 James St WINDSOR 3181	$850,000	04/09/2023
3	49/174 Peel St WINDSOR 3181	$835,000	05/10/2023

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: 05/02/2024 17:12

303/233 Chapel Street, Prahran Vic 3181

James Burne
9520 9020
0434 288 066
jburne@bigginscott.com.au



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 2678.702 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $930,000
Median Unit Price
December quarter 2023: $550,000

Comparable Properties



10/25 Octavia St ST KILDA 3182 (REI/VG)

2 2 1

Price: $906,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Apartment

Agent Comments

104/8 James St WINDSOR 3181 (REI/VG)

2 2 -

Price: $850,000
Method: Private Sale
Date: 04/09/2023
Property Type: Apartment

Agent Comments



49/174 Peel St WINDSOR 3181 (REI/VG)

2 2 1

Price: $835,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: Apartment

Agent Comments

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