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	10/48 Chomley Street, Prahran, VIC 3181

Indicative selling price

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

Range between $450,000 & $490,000

Median sale price

Median price 560,000 Property Type Unit Suburb PRAHRAN

Period - From 25/05/2024 to 24/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2/4 Chomley Street Prahran Vic 3181	$480,000	2024-09-11
2 15/327 Orrong Road St Kilda East Vic 3183	$455,000	2024-09-08
3 4/72 Williams Road Prahran Vic 3181	$505,000	2024-08-06

This Statement of Information was prepared on: 25/11/2024