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	52 Chatsworth Road, Prahran Vic 3181

Indicative selling price

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

Range between $5,200,000 & $5,600,000

Median sale price

Median price $1,657,500 Property Type House Suburb Prahran

Period - From 22/10/2023 to 21/10/2024 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	3 Murray St PRAHRAN 3181	$5,465,000	03/10/2024
2	29a Adelaide St ARMADALE 3143	$5,650,000	01/10/2024
3	88 Lewisham Rd.N PRAHRAN 3181	$5,126,000	05/09/2024

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: 22/10/2024 14:38

52 Chatsworth Road, Prahran Vic 3181



4 3 1

Property Type: House

Agent Comments

Indicative Selling Price
$5,200,000 - $5,600,000
Median House Price
22/10/2023 - 21/10/2024: $1,657,500

Comparable Properties



3 Murray St PRAHRAN 3181 (REI)

4 3 1

Price: $5,465,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)

Agent Comments



29a Adelaide St ARMADALE 3143 (REI)

4 2 2

Price: $5,650,000
Method: Private Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 513 sqm approx

Agent Comments



88 Lewisham Rd.N PRAHRAN 3181 (REI)

4 2 1

Price: $5,126,000
Method: Expression of Interest
Date: 05/09/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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