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	72 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Single price: $4,500,000

Median sale price

Median price: $1,650,000 Property Type: House Suburb: Prahran

Period - From: 01/10/2024 to: 31/12/2024 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	172 Peel St WINDSOR 3181	$4,200,000	10/01/2025
2	31 Highbury Gr PRAHRAN 3181	$4,100,000	29/10/2024
3	15 Perth St PRAHRAN 3181	$4,200,000	17/10/2024

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: 04/03/2025 16:07

72 Chomley Street, Prahran Vic 3181



4 3 2

Property Type: House
Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price
$4,500,000
Median House Price
December quarter 2024: $1,650,000

Comparable Properties



172 Peel St WINDSOR 3181 (REI)

4 3 3

Price: $4,200,000
Method: Private Sale
Date: 10/01/2025
Property Type: House (Res)

Agent Comments



31 Highbury Gr PRAHRAN 3181 (REI/VG)

4 3 2

Price: $4,100,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 341 sqm approx

Agent Comments



15 Perth St PRAHRAN 3181 (REI/VG)

4 2 2

Price: $4,200,000
Method: Private Sale
Date: 17/10/2024
Property Type: House
Land Size: 409 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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