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	43 Chatsworth Road, Prahran Vic 3181

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $1,787,500 Property Type House Suburb Prahran

Period - From 01/01/2025 to 31/03/2025 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	51 Denbigh Rd ARMADALE 3143	$2,351,000	21/02/2025
2	65 Charles St PRAHRAN 3181	$2,587,500	22/12/2024
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: 20/05/2025 11:58

43 Chatsworth Road, Prahran Vic 3181



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
March quarter 2025: $1,787,500

Comparable Properties



51 Denbigh Rd ARMADALE 3143 (REI/VG)

3 3 -

Price: $2,351,000
Method: Sold Before Auction
Date: 21/02/2025
Property Type: House (Res)
Land Size: 280 sqm approx

Agent Comments



65 Charles St PRAHRAN 3181 (REI/VG)

4 3 1

Price: $2,587,500
Method: Private Sale
Date: 22/12/2024
Property Type: House
Land Size: 189 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 - Jellis Craig | P: 03 9864 5000

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