

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

506/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Range between \$475,000 & \$495,000

Median sale price

Median price \$530,875 Property Type Unit Suburb Prahran

Period - From 01/01/2024 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	706/665 Chapel St SOUTH YARRA 3141	\$475,000	22/03/2025
2	19/20 St Edmonds Rd PRAHRAN 3181	\$482,750	24/01/2025
3	41/174 Peel St WINDSOR 3181	\$483,800	13/11/2024

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:

01/04/2025 11:22

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Indicative Selling Price

\$475,000 - \$495,000

Median Unit Price

Year ending December 2024: \$530,875



1 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



706/665 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$475,000

Method: Private Sale

Date: 22/03/2025

Property Type: Apartment



19/20 St Edmonds Rd PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$482,750

Method: Sold Before Auction

Date: 24/01/2025

Property Type: Unit

41/174 Peel St WINDSOR 3181 (VG)

Agent Comments

1 - -

Price: \$483,800

Method: Sale

Date: 13/11/2024

Property Type: Strata Unit/Flat