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

11/48 Chomley Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$580,000		&		\$630,000			
Median sale pr	rice							
Median price	\$567,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4/34 Chomley St PRAHRAN 3181	\$622,500	27/07/2024
2	13/8-10 Chomley St PRAHRAN 3181	\$620,000	13/05/2024
3	1/147 Alma Rd ST KILDA EAST 3183	\$580,000	15/04/2024

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:

02/09/2024 11:16



11/48 Chomley Street, Prahran Vic 3181

Harcourts





Property Type: Strata Unit/Flat Agent Comments

George Young 03 9842 8000 0407 303 800 george.young@harcourts.com.au

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price Year ending June 2024: \$567,000

Comparable Properties



4/34 Chomley St PRAHRAN 3181 (REI/VG)

13/8-10 Chomley St PRAHRAN 3181 (REI)

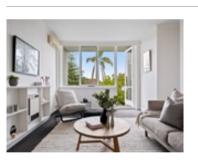


Price: \$622,500 Method: Private Sale Date: 27/07/2024 Property Type: Unit

2

Agent Comments

Agent Comments



Price: \$620,000 Method: Sold Before Auction Date: 13/05/2024 Property Type: Apartment

1



1/147 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$580,000 Method: Sold Before Auction Date: 15/04/2024 Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000



propertydata

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