

# 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

16 Nottingham Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,760,000

Property Type House

Suburb Prahran

Period - From 06/05/2023

to

05/05/2024

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	42 Earl St WINDSOR 3181	\$1,315,000	23/03/2024
2	66a Fawkner St SOUTH YARRA 3141	\$1,225,000	20/04/2024
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:

06/05/2024 11:58

16 Nottingham Street, Prahran Vic 3181

Chisholm&Gamon

Corey Pabst  
0431 928 914  
cpabst@chisholmgamon.com.au



3 1 2

**Property Type:** House  
**Land Size:** 191 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
06/05/2023 - 05/05/2024: \$1,760,000

## Comparable Properties



42 Earl St WINDSOR 3181 (REI)

**Agent Comments**

4 1 -

**Price:** \$1,315,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)



66a Fawkner St SOUTH YARRA 3141 (REI)

**Agent Comments**

2 1 -

**Price:** \$1,225,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)

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** - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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