

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

3/56-58 CHATSWORTH ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

2/68 MATHOURA ROAD TOORAK VIC 3142

\$480,000

25-Nov-24

9/7 RAVENS GROVE ST KILDA EAST VIC 3183

\$460,000

11-Dec-24

7/637 TOORAK ROAD TOORAK VIC 3142

\$470,000

14-Dec-24

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 6 months.

This Statement of Information was prepared on: 17 April 2025

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**2/68 MATHOURA ROAD TOORAK
VIC 3142**

 1  1  1

Sold Price

\$480,000

Sold Date **25-Nov-24**

Distance **0.81km**



**9/7 RAVENS GROVE ST KILDA
EAST VIC 3183**

 1  1  1

Sold Price

\$460,000

Sold Date **11-Dec-24**

Distance **1.6km**



**7/637 TOORAK ROAD TOORAK
VIC 3142**

 1  1  1

Sold Price

\$470,000

Sold Date **14-Dec-24**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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