

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/44 Chomley Street, Prahran 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 \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,650,000 Property type Townhouse Suburb Prahran
Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

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
4/29 Lewisham Rd Windsor 3181	\$1,240,000	15/02/2025
15 Cheel St Armadale 3143	\$1,250,000	06/01/2025
56a Hornby St Windsor 3183	\$1,475,000	29/11/2024

This Statement of Information was prepared on: 17/02/2025