

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

404/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$275,000

&

\$295,000

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Prahran

Period - From

09/04/2024

to

08/04/2025

Source

Property Data

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 | 706/36 Wilson St SOUTH YARRA 3141 | \$296,000 | 03/02/2025 |
| 2 | 705/15 Clifton St PRAHRAN 3181 | \$272,000 | 12/11/2024 |
| 3 | 209/153b High St PRAHRAN 3181 | \$280,000 | 08/11/2024 |

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:

09/04/2025 09:46