

# 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

401/22 Chatham 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

\$330,000

&

\$360,000

### Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2023

to

31/12/2023

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 | 406/22 Chatham St PRAHRAN 3181    | \$360,000 | 01/12/2023   |
| 2 | 211/k6 High St WINDSOR 3181       | \$355,000 | 12/01/2024   |
| 3 | 106/36 Wilson St SOUTH YARRA 3141 | \$352,500 | 19/02/2024   |

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:

28/02/2024 08:55

401/22 Chatham Street, Prahran Vic 3181



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$330,000 - \$360,000

**Median Unit Price**

Year ending December 2023: \$505,000



1 1 0

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**406/22 Chatham St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** Apartment



**211/k6 High St WINDSOR 3181 (REI)**

**Agent Comments**

1 1 1

**Price:** \$355,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** Apartment



**106/36 Wilson St SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 -

**Price:** \$352,500

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** Apartment

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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