

# 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

1/4 Chomley Street, Prahran Vic 3181

### Indicative selling price

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

Range between \$450,000

&

\$480,000

### Median sale price

Median price \$522,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2024

to 31/03/2025

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	12/60 Chomley St PRAHRAN 3181	\$472,000	05/04/2025
2	3/22b Crimea St ST KILDA 3182	\$465,000	04/04/2025
3	5/40 Gourlay St BALACLAVA 3183	\$460,000	06/02/2025

**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:

28/04/2025 17:57

1/4 Chomley Street, Prahran Vic 3181



Andrew James  
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**Indicative Selling Price**

\$450,000 - \$480,000

**Median Unit Price**

Year ending March 2025: \$522,500



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**12/60 Chomley St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$472,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Unit



**3/22b Crimea St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$465,000

**Method:** Private Sale

**Date:** 04/04/2025

**Property Type:** Apartment



**5/40 Gourlay St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 06/02/2025

**Property Type:** Apartment

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



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