

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

10/60 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$530,875

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2024

to

31/12/2024

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	14/3-5 Chomley St PRAHRAN 3181		14/11/2024
2	16/97 Chomley St PRAHRAN 3181	\$538,500	29/10/2024
3	11/48 Chomley St PRAHRAN 3181	\$581,500	26/09/2024

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:

26/02/2025 09:46

10/60 Chomley Street, Prahran Vic 3181

MRE

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2 1 1

Property Type: Apartment
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
Year ending December 2024: \$530,875

Comparable Properties



14/3-5 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price:
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment



16/97 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$538,500
Method: Private Sale
Date: 29/10/2024
Property Type: Apartment



11/48 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$581,500
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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