

# 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

17/60 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 \$500,000

&

\$550,000

### Median sale price

Median price \$480,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2025

to 30/06/2025

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 | 12/3-5 Chomley St PRAHRAN 3181 | \$500,000 | 27/06/2025   |
| 2 | 10/60 Chomley St PRAHRAN 3181  | \$530,000 | 10/06/2025   |
| 3 | 10/123 Chomley St PRAHRAN 3181 | \$570,000 | 08/05/2025   |

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:

15/07/2025 10:28



Jake Hu  
0488 028 978  
jake@melbournerealestate.com.au



2 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$500,000 - \$550,000  
Median Unit Price  
June quarter 2025: \$480,000

## Comparable Properties



12/3-5 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$500,000  
Method: Private Sale  
Date: 27/06/2025  
Property Type: Unit



10/60 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$530,000  
Method: Private Sale  
Date: 10/06/2025  
Property Type: Apartment



10/123 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000  
Method: Private Sale  
Date: 08/05/2025  
Property Type: Apartment

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



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