

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

26 Chatsworth Road, Prahran Vic 3181

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,787,500

Property Type House

Suburb Prahran

Period - From 01/01/2025

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 Aberdeen Rd PRAHRAN 3181	\$2,000,000	31/05/2025
2	44 Chatsworth Rd PRAHRAN 3181	\$2,400,000	28/05/2025
3	4 Kelvin Ct PRAHRAN 3181	\$2,010,000	24/02/2025

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:

21/06/2025 15:42



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2025: \$1,787,500

Comparable Properties



12 Aberdeen Rd PRAHRAN 3181 (REI)



Price: \$2,000,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments
Unfinished properties on 1 x parcel
land - land value, 0.32km from subject
property, inferior location



44 Chatsworth Rd PRAHRAN 3181 (REI)



Price: \$2,400,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 290 sqm approx

Agent Comments
Same street, smaller land component



4 Kelvin Ct PRAHRAN 3181 (REI)



Price: \$2,010,000
Method: Sold Before Auction
Date: 24/02/2025
Property Type: House (Res)

Agent Comments
Within 0.5km from subject property,
larger land size, livable home