

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

302/233-241 CHAPEL STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Prahran

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

108/220 COMMERCIAL ROAD PRAHRAN VIC 3181	\$1,000,000	24-Apr-25
6 HILLINGDON PLACE PRAHRAN VIC 3181	\$1,165,000	28-Jun-25
5 HILLINGDON PLACE PRAHRAN VIC 3181	\$1,250,000	26-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 05 November 2025

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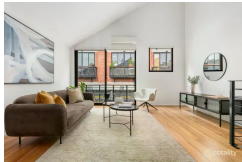


**108/220 COMMERCIAL ROAD
PRAHRAN VIC 3181**

3 2 2

Sold Price **\$1,000,000** Sold Date **24-Apr-25**

Distance **0.35km**



**6 HILLINGDON PLACE PRAHRAN
VIC 3181**

3 2 1

Sold Price **\$1,165,000** Sold Date **28-Jun-25**

Distance **0.15km**



**5 HILLINGDON PLACE PRAHRAN
VIC 3181**

2 2 1

Sold Price **\$1,250,000** Sold Date **26-Jul-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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