

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

410/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$385,000

&

\$419,000

Median sale price

Median price

\$491,750

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2024

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	409/201 High St PRAHRAN 3181	\$396,000	30/07/2025
2	506/22 Chatham St PRAHRAN 3181	\$410,000	26/06/2025
3	607/31 Grattan St PRAHRAN 3181	\$420,000	08/08/2025

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:

27/08/2025 10:58

410/22 Chatham Street, Prahran Vic 3181



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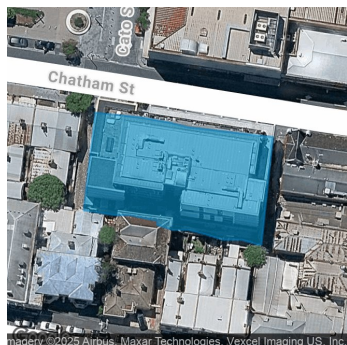
michel.swainson@belleproperty.com

Indicative Selling Price

\$385,000 - \$419,000

Median Unit Price

Year ending June 2025: \$491,750



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



409/201 High St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$396,000

Method: Private Sale

Date: 30/07/2025

Property Type: Apartment



506/22 Chatham St PRAHRAN 3181 (REI)

Agent Comments

1 1 2

Price: \$410,000

Method: Private Sale

Date: 26/06/2025

Property Type: Apartment



607/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$420,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: Apartment

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



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