

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

3/3-5 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 to 31/12/2025 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	11/8-10 Chomley St PRAHRAN 3181	\$600,000	04/11/2025
2	8/496 Dandenong Rd CAULFIELD NORTH 3161	\$635,000	23/10/2025
3	4/74 Mathoura Rd TOORAK 3142	\$640,000	20/08/2025

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:

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2025: \$560,000



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



11/8-10 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$600,000

Method: Sold Before Auction

Date: 04/11/2025

Property Type: Apartment



8/496 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**

2 1 2

Price: \$635,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: Unit



4/74 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 -

Price: \$640,000

Method: Sold Before Auction

Date: 20/08/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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