

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

61 Chatsworth Road, Prahran Vic 3181

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,680,000 Property Type House Suburb Prahran

Period - From 11/03/2025 to 10/03/2026 Source Property Data

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	44 Banole Av PRAHRAN 3181	\$1,700,000	12/11/2025
2	66 Andrew St WINDSOR 3181	\$1,570,500	21/10/2025
3	13 Cambridge St ARMADALE 3143	\$1,700,000	13/09/2025

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:

11/03/2026 17:57



 2
  2
  1

Property Type: House (Res)

Land Size: 218 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

11/03/2025 - 10/03/2026: \$1,680,000

Comparable Properties



44 Banole Av PRAHRAN 3181 (VG)

Agent Comments

 3
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Price: \$1,700,000

Method: Sale

Date: 12/11/2025

Property Type: House (Res)

Land Size: 201 sqm approx



66 Andrew St WINDSOR 3181 (REI/VG)

Agent Comments

 3
  1
  -

Price: \$1,570,500

Method: Sold Before Auction

Date: 21/10/2025

Property Type: House (Res)

Land Size: 208 sqm approx



13 Cambridge St ARMADALE 3143 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,700,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 204 sqm approx

Account - RT Edgar | P: 03 9826 1000



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