

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

3/8 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$530,875 Property Type Unit Suburb Prahran

Period - From 30/01/2024 to 29/01/2025 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	9/124 Alexandra St ST KILDA EAST 3183	\$522,000	14/12/2024
2	5/3 Rae Ct PRAHRAN 3181	\$586,000	23/11/2024
3	16/97 Chomley St PRAHRAN 3181	\$538,500	29/10/2024

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:

30/01/2025 12:58



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
30/01/2024 - 29/01/2025: \$530,875

Comparable Properties



9/124 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$522,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment
Land Size: 1353 sqm approx



5/3 Rae Ct PRAHRAN 3181 (REI)

Agent Comments



Price: \$586,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit



16/97 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$538,500
Method: Private Sale
Date: 29/10/2024
Property Type: Apartment