

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

10/60 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 01/01/2024 to 31/12/2024 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	14/3-5 Chomley St PRAHRAN 3181		14/11/2024
2	16/97 Chomley St PRAHRAN 3181	\$538,500	29/10/2024
3	11/48 Chomley St PRAHRAN 3181	\$581,500	26/09/2024

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:

26/02/2025 09:46



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Property Type: Apartment
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
Year ending December 2024: \$530,875

Comparable Properties



14/3-5 Chomley St PRAHRAN 3181 (REI)

[Agent Comments](#)

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Price:
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment



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

[Agent Comments](#)

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



11/48 Chomley St PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

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Price: \$581,500
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment