

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

302/233-241 CHAPEL STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Prahran

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

501/16 PORTER STREET PRAHRAN VIC 3181	\$1,160,000	16-Oct-25
108/220 COMMERCIAL ROAD PRAHRAN VIC 3181	\$1,000,000	24-Apr-25

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 6 months.

This Statement of Information was prepared on: 20 March 2026



**501/16 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$1,160,000

Sold Date

16-Oct-25



3



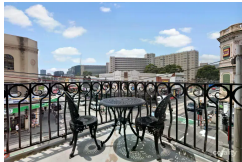
2



2

Distance

0.21km



**108/220 COMMERCIAL ROAD
PRAHRAN VIC 3181**

Sold Price

\$1,000,000

Sold Date

24-Apr-25



3



2



2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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