

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

62/321-323 Chapel Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2026

to

30/06/2026

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.

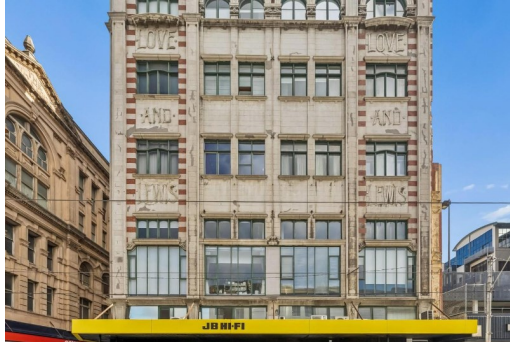
	Address of comparable property	Price	Date of sale
1	507/666 Chapel St SOUTH YARRA 3141	\$720,000	08/07/2026
2	409/220 Commercial Rd PRAHRAN 3181	\$740,000	09/06/2026
3	508/800 Chapel St SOUTH YARRA 3141	\$720,000	13/04/2026

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:

03/09/2026 08:41



2
 1
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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$725,000

Median Unit Price
 June quarter 2026: \$550,000

Comparable Properties



507/666 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 -

Price: \$720,000
Method: Private Sale
Date: 08/07/2026
Property Type: Apartment



409/220 Commercial Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2
 2
 2

Price: \$740,000
Method: Private Sale
Date: 09/06/2026
Property Type: Apartment



508/800 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 1
 1

Price: \$720,000
Method: Private Sale
Date: 13/04/2026
Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000