

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

19 Chatsworth Road, Prahran Vic 3181

Indicative selling price

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

Single price \$3,675,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Prahran

Period - From 01/04/2025

to 31/03/2026

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	56 Oban St SOUTH YARRA 3141	\$3,850,000	25/03/2026
2	24 Grosvenor St SOUTH YARRA 3141	\$3,800,000	20/03/2026
3	72 Oban St SOUTH YARRA 3141	\$3,650,000	04/12/2025

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:

30/05/2026 11:18



 3
  2
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$3,675,000

Median House Price

Year ending March 2026: \$1,650,000

Comparable Properties



56 Oban St SOUTH YARRA 3141 (REI)

Agent Comments

 4
  2
  1

Price: \$3,850,000

Method: Private Sale

Date: 25/03/2026

Property Type: House



24 Grosvenor St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$3,800,000

Method: Private Sale

Date: 20/03/2026

Property Type: House

Land Size: 239 sqm approx



72 Oban St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$3,650,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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