

# 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

105/233 Chapel Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 to 31/12/2025 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	508/700 Chapel St SOUTH YARRA 3141	\$575,000	18/03/2026
2	3/50 Dalgety St ST KILDA 3182	\$655,000	14/01/2026
3	8/19 Kensington Rd SOUTH YARRA 3141	\$605,000	18/11/2025

**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:

07/04/2026 12:42

James Burne  
9520 9020  
0434 288 066  
jburne@bigginScott.com.au

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
December quarter 2025: \$560,000



**Property Type:**  
Divorce/Estate/Family Transfers  
**Agent Comments**

## Comparable Properties



**508/700 Chapel St SOUTH YARRA 3141 (REI)**

[Agent Comments](#)



**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 18/03/2026  
**Property Type:** Apartment  
**Land Size:** 72 sqm approx



**3/50 Dalgety St ST KILDA 3182 (REI/VG)**

[Agent Comments](#)



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 14/01/2026  
**Property Type:** Apartment



**8/19 Kensington Rd SOUTH YARRA 3141 (REI/VG)**

[Agent Comments](#)



**Price:** \$605,000  
**Method:** Sold Before Auction  
**Date:** 18/11/2025  
**Property Type:** Apartment

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140