

# 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

48/321 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)

Single price \$525,000

### Median sale price

Median price \$550,500

Property Type Unit

Suburb Prahran

Period - From 01/01/2026

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	5/56 Darling St SOUTH YARRA 3141	\$550,000	18/05/2026
2	9/2 Redan St ST KILDA 3182	\$580,000	12/05/2026
3	310/220 Commercial Rd PRAHRAN 3181	\$550,000	02/04/2026

**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:

19/05/2026 12:07



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**  
 \$525,000  
**Median Unit Price**  
 March quarter 2026: \$550,500

## Comparable Properties



**5/56 Darling St SOUTH YARRA 3141 (REI)**

Agent Comments

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**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 18/05/2026  
**Property Type:** Apartment



**9/2 Redan St ST KILDA 3182 (REI)**

Agent Comments

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**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 12/05/2026  
**Property Type:** Apartment



**310/220 Commercial Rd PRAHRAN 3181 (REI)**

Agent Comments

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**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Property Type:** Apartment

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