

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

600 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$1,746,000 Property Type House Suburb Prahran

Period - From 01/07/2023 to 30/09/2023 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	30 Darling St SOUTH YARRA 3141	\$5,800,000	24/10/2023
2	5 Elm Gr ARMADALE 3143	\$5,450,000	28/10/2023
3	10 Auburn Gr ARMADALE 3143	\$5,100,000	21/10/2023

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:

09/11/2023 11:16



5
 2.5
 2

Property Type: House (Res)

Land Size: 533 sqm approx

Agent Comments

Indicative Selling Price

\$5,000,000 - \$5,500,000

Median House Price

September quarter 2023: \$1,746,000

Comparable Properties



30 Darling St SOUTH YARRA 3141 (REI)

7
 4
 5

Price: \$5,800,000

Method: Private Sale

Date: 24/10/2023

Property Type: House

Agent Comments

South Yarra location, period double fronted house



5 Elm Gr ARMADALE 3143 (REI)

3
 2
 2

Price: \$5,450,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 528 sqm approx

Agent Comments

Similar land component, single level, Armadale location



10 Auburn Gr ARMADALE 3143 (REI)

4
 2
 2

Price: \$5,100,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 674 sqm approx

Agent Comments

Larger land, Armadale location , period home