

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 102/10 Hillingdon Place, Prahran VIC 3181

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$460,000 Property type Unit Suburb Prahran

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
18/399 Toorak Road, South Yarra	\$1,100,000	09/10/2024
7/2 Kensington Road, South Yarra	\$1,157,000	21/09/2024
83/3-5 Rockley Road, South Yarra	\$1,200,000	15/06/2024

This Statement of Information was prepared on: 24 October 2024