

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

103/139 York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2021

to 30/06/2022

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	605/25 Wilson St SOUTH YARRA 3141	\$450,000	04/08/2022
2	106/28 Mount St PRAHRAN 3181	\$430,000	24/08/2022
3	1403/3-5 St Kilda Rd ST KILDA 3182	\$410,000	02/09/2022

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:

13/10/2022 09:36



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

Year ending June 2022: \$620,000

Comparable Properties



605/25 Wilson St SOUTH YARRA 3141 (REI/VG)

1 bed 1 bath 1 car

Price: \$450,000

Method: Private Sale

Date: 04/08/2022

Property Type: Apartment

Agent Comments

Modern block, similar accommodation



106/28 Mount St PRAHRAN 3181 (REI)

1 bed 1 bath 1 car

Price: \$430,000

Method: Private Sale

Date: 24/08/2022

Property Type: Apartment

Agent Comments

Modern block, similar accommodation



1403/3-5 St Kilda Rd ST KILDA 3182 (REI)

1 bed 1 bath 1 car

Price: \$410,000

Method: Private Sale

Date: 02/09/2022

Property Type: Apartment

Agent Comments

Modern block, similar accommodation, main road