

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

1C Percy Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Prahran

Period - From 01/01/2024 to 31/12/2024 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	118 Surrey Rd SOUTH YARRA 3141	\$1,730,000	13/10/2024
2	62 Chomley St PRAHRAN 3181	\$1,720,000	28/11/2024
3	11a Blenheim St BALACLAVA 3183	\$1,702,000	14/12/2024

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:

30/01/2025 11:37



Rooms: 2

Property Type: House (Res)

Land Size: 110 sqm approx

Agent Comments

Comparable Properties



118 Surrey Rd SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$1,730,000

Method: Sale

Date: 13/10/2024

Property Type: House - Attached House N.E.C.

Land Size: 170 sqm approx



62 Chomley St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,720,000

Method: Private Sale

Date: 28/11/2024

Property Type: House



11a Blenheim St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,702,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525