

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	307/32-34 St Edmonds Road, Prahran, VIC 3181
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price	\$125,000
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Median sale price

Median price	NA	Property Type	House	Suburb	Prahran (3181)
Period - From	01/08/2023	to	31/07/2024	Source	CoreLogic

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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
1708/452 ST KILDA ROAD, MELBOURNE VIC 3004	\$125,000	27/07/2024
418/1 Glenferrie Place Hawthorn	\$125,000	24/07/2024
116/1 Glenferrie Road Hawthorn	\$130,000	06/08/2024

This Statement of Information was prepared on:	11/11/2024
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