

# 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

5/22 Trinian Street, Prahran Vic 3181

### Indicative selling price

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

Range between \$350,000 & \$375,000

### Median sale price

Median price \$567,000 Property Type Unit Suburb Prahran

Period - From 01/07/2023 to 30/06/2024 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	1/1 Armadale St ARMADALE 3143	\$350,000	24/09/2024
2	17/48 Sutherland Rd ARMADALE 3143	\$360,000	30/08/2024
3	6/18 Normanby St WINDSOR 3181	\$355,000	02/08/2024

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:

27/09/2024 10:24

5/22 Trinian Street, Prahran Vic 3181

**belle**  
PROPERTY

Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$350,000 - \$375,000

**Median Unit Price**

Year ending June 2024: \$567,000



 1    1    1

**Rooms:** 3

**Property Type:** Flat

Agent Comments

## Comparable Properties



1/1 Armadale St ARMADALE 3143 (REI)

Agent Comments

 1    1    1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 24/09/2024

**Property Type:** Apartment



17/48 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

 1    1    -

**Price:** \$360,000

**Method:** Private Sale

**Date:** 30/08/2024

**Property Type:** Apartment



6/18 Normanby St WINDSOR 3181 (REI)

Agent Comments

 1    1    1

**Price:** \$355,000

**Method:** Private Sale

**Date:** 02/08/2024

**Property Type:** Unit

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



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