

# 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

56 Donald 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)

Single price

\$2,835,000

### Median sale price

Median price

\$1,935,750

Property Type

House

Suburb

Prahran

Period - From

01/07/2021

to

30/09/2021

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	21 Alexandra St SOUTH YARRA 3141	\$2,915,000	14/08/2021
2	6/21 Wallace Av TOORAK 3142	\$2,955,000	09/10/2021
3	49 Nicholson St SOUTH YARRA 3141	\$3,000,000	06/07/2021

**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:

06/12/2021 00:19

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**Indicative Selling Price**

\$2,835,000

**Median House Price**

September quarter 2021: \$1,935,750



3 3 1

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**21 Alexandra St SOUTH YARRA 3141 (REI/VG)** Agent Comments

4 2 3

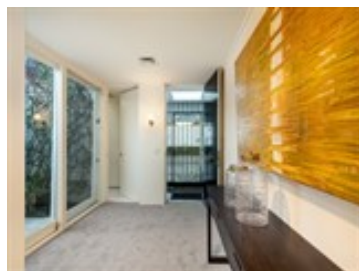
**Price:** \$2,915,000

**Method:** Auction Sale

**Date:** 14/08/2021

**Property Type:** House

**Land Size:** 287 sqm approx



**6/21 Wallace Av TOORAK 3142 (REI)** Agent Comments

4 2 2

**Price:** \$2,955,000

**Method:** Auction Sale

**Date:** 09/10/2021

**Property Type:** Townhouse (Res)



**49 Nicholson St SOUTH YARRA 3141 (REI/VG)** Agent Comments

4 2 2

**Price:** \$3,000,000

**Method:** Sold Before Auction

**Date:** 06/07/2021

**Property Type:** House (Res)

**Land Size:** 302 sqm approx

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