Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 17/11 Mount Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	n \$780,000		&		\$850,000)		
Median sale p	rice							
Median price	\$557,750	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	501/28 Mount St PRAHRAN 3181	\$790,000	02/12/2024
2	201/7 White St WINDSOR 3181	\$880,000	27/11/2024
3	12/11 Mount St PRAHRAN 3181	\$838,000	02/10/2024

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:

29/01/2025 09:48



BigginScott^{*}





Property Type: Strata Unit/Flat Agent Comments

James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$780,000 - \$850,000 Median Unit Price December quarter 2024: \$557,750

Comparable Properties

	 == 3 == - 	Agent Comments
	Price: \$790,000	
	Method: Sale	
	Date: 02/12/2024 Property Type: Strata Unit/Flat	
	riopenty Type. Strata Oniornat	
	201/7 White St WINDSOR 3181 (VG)	Agent Comments
	 == 3 🗰 - 🋱 -	J. J
	Price: \$880,000	
	Method: Sale	
	Date: 27/11/2024 Property Type: Strata Unit/Flat	
	12/11 Mount St PRAHRAN 3181 (REI/VG)	Agent Comments
	1 3 1 	
	Price: \$838,000	
	Method: Private Sale	
1	Date: 02/10/2024 Property Type: Apartment	
	Property Type: Apartment	





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