

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

204/10 Hillingdon Place, Prahran Vic 3181

Indicative selling price

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

Single price \$480,000

Median sale price

Median price \$557,750

Property Type Unit

Suburb Prahran

Period - From 01/10/2024

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	10/22-24 Eildon Rd ST KILDA 3182	\$490,000	05/02/2025
2	2/68 Mathoura Rd TOORAK 3142	\$480,000	25/11/2024
3	19/10 Clifton St PRAHRAN 3181	\$520,000	25/10/2024

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:

27/02/2025 13:51



 1
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  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000

Median Unit Price

December quarter 2024: \$557,750

Comparable Properties



10/22-24 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$490,000

Method: Sold Before Auction

Date: 05/02/2025

Property Type: Unit



2/68 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$480,000

Method: Private Sale

Date: 25/11/2024

Property Type: Apartment



19/10 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$520,000

Method: Private Sale

Date: 25/10/2024

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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