

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

1/317 DANDENONG ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Prahran

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

6/74 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$639,000	08-Dec-24
14/329 DANDENONG ROAD PRAHRAN VIC 3181	\$620,000	13-Sep-24
2/14 Highbury Grove Prahran VIC 3181	\$660,000	09-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 03 March 2025



**6/74 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

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Sold Price **\$639,000** Sold Date **08-Dec-24**

Distance **0.65km**

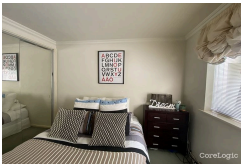


**14/329 DANDENONG ROAD
PRAHRAN VIC 3181**

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Sold Price **\$620,000** Sold Date **13-Sep-24**

Distance **0.15km**



**2/14 Highbury Grove PRAHRAN
VIC 3181**

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Sold Price **\$660,000** Sold Date **09-Dec-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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