

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

1C Percy Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,650,000 Property Type House 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	62 Chomley St PRAHRAN 3181	\$1,720,000	28/11/2024
2	118 Surrey Rd.N SOUTH YARRA 3141	\$1,730,000	13/10/2024
3	13 Athol St PRAHRAN 3181	\$1,790,000	09/11/2024

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:

17/02/2025 12:09



Property Type: House (Res)

Agent Comments

Comparable Properties



62 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,720,000

Method: Private Sale

Date: 28/11/2024

Property Type: House

Land Size: 194 sqm approx



118 Surrey Rd.N SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,730,000

Method: Private Sale

Date: 13/10/2024

Property Type: House

Land Size: 170 sqm approx



13 Athol St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,790,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 213 sqm approx