

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

75 Aberdeen Road, Prahran Vic 3181

Indicative selling price

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

Single price \$1,590,000

Median sale price

Median price \$1,705,000

Property Type House

Suburb Prahran

Period - From 12/09/2023

to 11/09/2024

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	83 Bayview St PRAHRAN 3181	\$1,535,000	17/06/2024
2			
3			

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:

12/09/2024 10:12



 3  1  Potentially 1

Property Type: House (Res)
Land Size: Approx 168 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,590,000

Median House Price
12/09/2023 - 11/09/2024: \$1,705,000

Comparable Properties



83 Bayview St PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

 2  1  -

Price: \$1,535,000
Method: Sold Before Auction
Date: 17/06/2024
Property Type: House (Res)
Land Size: 188 sqm approx

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.

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