

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

9/6 Closeburn Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000 & \$440,000

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	12/26 Wynnstay Rd PRAHRAN 3181	\$418,000	01/02/2025
2	7/55 Northcote Rd ARMADALE 3143	\$415,000	19/12/2024
3	8/22 Derby St ARMADALE 3143	\$443,000	12/09/2024

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:

26/02/2025 11:08



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2024: \$557,750

Comparable Properties



12/26 Wynnstey Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$418,000

Method: Auction Sale

Date: 01/02/2025

Property Type: Unit



7/55 Northcote Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment

Land Size: 767 sqm approx



8/22 Derby St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$443,000

Method: Private Sale

Date: 12/09/2024

Property Type: Unit

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