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

302/11 Hillingdon Place, Prahran Vic 3181

Indicative selling price

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			consumer.vic.gov.au	/underguoting

Single price \$690,000

Median sale price

Median price	\$530,000	Pro	operty Type Unit	t		Suburb	Prahran
Period - From	05/02/2024	to	04/02/2025	So	urce	Property	/ Data

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.

Ado	dress of comparable property	Price	Date of sale
1	4/70 Barkly St ST KILDA 3182	\$713,500	31/01/2025
2	1/192 Alma Rd ST KILDA EAST 3183	\$710,000	10/01/2025
3	13/36 Kensington Rd SOUTH YARRA 3141	\$700,000	14/12/2024

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:

05/02/2025 08:36



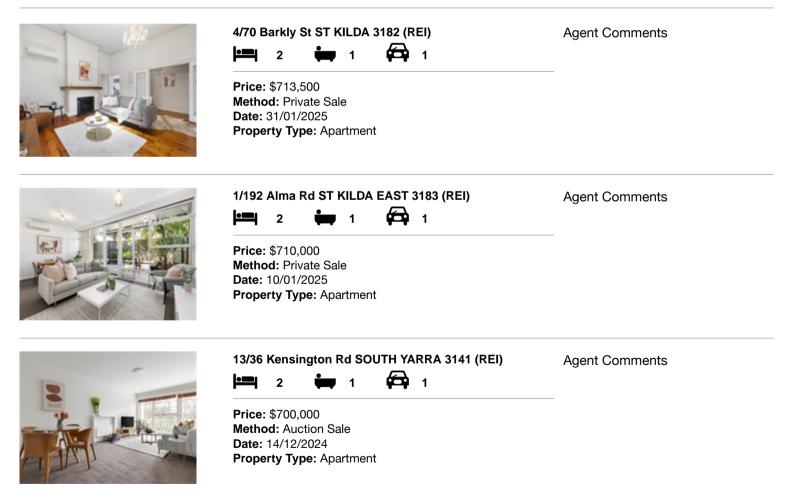




Property Type: Apartment Agent Comments

Indicative Selling Price \$690,000 Median Unit Price 05/02/2024 - 04/02/2025: \$530,000

Comparable Properties



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



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