

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

11 Arkle Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,045,000

Property Type House

Suburb Prahran

Period - From 01/10/2023

to 31/12/2023

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	78 Lewisham Rd WINDSOR 3181	\$1,910,000	11/11/2023
2	71 Princes St PRAHRAN 3181	\$1,845,000	13/09/2023
3	24 Trinian St PRAHRAN 3181	\$1,810,000	18/11/2023

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:

21/02/2024 11:20

11 Arkle Street, Prahran Vic 3181



Walter Summons

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Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

December quarter 2023: \$2,045,000



3 2 1

Property Type: House (Res)

Land Size: 189 sqm approx

Agent Comments

Comparable Properties



78 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,910,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 188 sqm approx



71 Princes St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$1,845,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 212 sqm approx



24 Trinian St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,810,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 248 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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