Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	509/7 King Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$330,000	&	\$360,000
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Median sale price

Median price	\$530,875	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/01/2024	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

Aut	areas or comparable property	1 1100	Date of Sale
1	2210/35 Malcolm St SOUTH YARRA 3141	\$337,500	01/03/2025
2	122/15 Clifton St PRAHRAN 3181	\$360,000	22/01/2025
3	111/2a Henry St WINDSOR 3181	\$355,000	03/12/2024

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:	12/03/2025 17:12



Date of sale



Michael Tynan 03 9520 9000 0430 163 902 mtynan@bigginscott.com.au

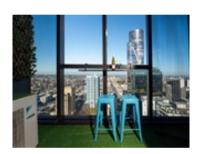
Indicative Selling Price \$330,000 - \$360,000 Median Unit Price Year ending December 2024: \$530,875





Property Type: Apartment Agent Comments

Comparable Properties



2210/35 Malcolm St SOUTH YARRA 3141 (REI)

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1

Price: \$337,500 **Method:** Private Sale **Date:** 01/03/2025

Property Type: Apartment

Agent Comments



122/15 Clifton St PRAHRAN 3181 (REI/VG)

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Price: \$360,000 **Method:** Private Sale **Date:** 22/01/2025





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Agent Comments

Property Type: Apartment



111/2a Henry St WINDSOR 3181 (REI)

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Price: \$355,000 Method: Private Sale Date: 03/12/2024

Property Type: Apartment

Agent Comments

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





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