

# 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

9/8 Williams Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$250,000

### Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2023

to

30/09/2024

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	22/231 Dandenong Rd WINDSOR 3181	\$235,000	07/11/2024
2	15/603 High St PRAHRAN 3181	\$265,000	16/09/2024
3	23/6 Williams Rd PRAHRAN 3181	\$253,000	17/08/2024

**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:

05/12/2024 12:36



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$250,000

**Median Unit Price**  
 Year ending September 2024: \$522,500

## Comparable Properties



**22/231 Dandenong Rd WINDSOR 3181 (REI)**

[Agent Comments](#)

 1  
  1  
  1

**Price:** \$235,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** Unit



**15/603 High St PRAHRAN 3181 (REI/VG)**

[Agent Comments](#)

 1  
  1  
  1

**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 16/09/2024  
**Property Type:** Apartment



**23/6 Williams Rd PRAHRAN 3181 (REI/VG)**

[Agent Comments](#)

 1  
  1  
  1

**Price:** \$253,000  
**Method:** Private Sale  
**Date:** 17/08/2024  
**Property Type:** Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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