

# 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

2 Florence Street, Prahran Vic 3181

### Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

### Median sale price

Median price \$1,705,000

Property Type House

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	4 Florence St PRAHRAN 3181	\$1,470,000	12/10/2024
2			
3			

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:

24/10/2024 15:20

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**Indicative Selling Price**

\$1,375,000 - \$1,475,000

**Median House Price**

Year ending September 2024: \$1,705,000



**Property Type:** House

Agent Comments

## Comparable Properties



**4 Florence St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

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.