## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

Address	204/10 Hillingdon Place, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$470,000	&	\$517,000
-------------------------	---	-----------

### Median sale price

Median price	\$540,000	Pro	perty Type	Unit		Suburb	Prahran
Period - From	21/12/2023	to	20/12/2024		Source	Property	v 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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	703/83 Queens Rd MELBOURNE 3004	\$470,000	16/11/2024
2	106/505 St Kilda Rd MELBOURNE 3004	\$480,000	26/10/2024
3	16/14 Springfield Av TOORAK 3142	\$505,500	12/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/12/2024 10:27









Property Type: Flat **Agent Comments** 

**Indicative Selling Price** \$470,000 - \$517,000 **Median Unit Price** 21/12/2023 - 20/12/2024: \$540,000

# Comparable Properties



703/83 Queens Rd MELBOURNE 3004 (REI)

Price: \$470,000 Method: Private Sale Date: 16/11/2024

Property Type: Apartment

**Agent Comments** 



106/505 St Kilda Rd MELBOURNE 3004 (REI/VG)







**Agent Comments** 

Price: \$480,000 Method: Private Sale Date: 26/10/2024

Rooms: 2

Property Type: Apartment

16/14 Springfield Av TOORAK 3142 (REI/VG)





Price: \$505,500 Method: Auction Sale Date: 12/10/2024

Property Type: Apartment

Agent Comments



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.