

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

204/10 Hillingdon Place, Prahran Vic 3181

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

Property Type

Unit

Suburb

Prahran

Period - From

21/12/2023

to

20/12/2024

Source

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/12/2024 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)

[Agent Comments](#)



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



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)

[Agent Comments](#)



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

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