

# 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

302/11 Hillingdon Place, 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 \$640,000 & \$700,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb Prahran

Period - From 24/02/2024 to 23/02/2025 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	1/12 Ellesmere Rd WINDSOR 3181	\$695,000	07/12/2024
2	10/14 Abeckett St PRAHRAN 3181	\$640,000	05/12/2024
3	1/93 Mathoura Rd TOORAK 3142	\$710,000	01/11/2024

**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:

24/02/2025 09:18



 2
  1
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$640,000 - \$700,000

**Median Unit Price**

24/02/2024 - 23/02/2025: \$530,000

## Comparable Properties



1/12 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments

 2
  1
  1

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** Unit



10/14 Abeckett St PRAHRAN 3181 (REI/VG)

Agent Comments

 2
  1
  1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 05/12/2024

**Property Type:** Apartment



1/93 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

 2
  1
  1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 01/11/2024

**Property Type:** Unit

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



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