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	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

Single price \$499,000

Median sale price

Median price	\$530,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	05/02/2024	to	04/02/2025		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

Add	dress of comparable property	Price	Date of sale
1	19/20 St Edmonds Rd PRAHRAN 3181	\$482,750	24/01/2025
2	19/10 Clifton St PRAHRAN 3181	\$520,000	25/10/2024
3	1/18 Kensington Rd SOUTH YARRA 3141	\$515,000	17/09/2024

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:	05/02/2025 08:48









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$499,000 **Median Unit Price** 05/02/2024 - 04/02/2025: \$530,000

Comparable Properties



19/20 St Edmonds Rd PRAHRAN 3181 (REI)

Price: \$482,750

Method: Sold Before Auction

Date: 24/01/2025

Property Type: Apartment

Agent Comments



19/10 Clifton St PRAHRAN 3181 (REI/VG)



Agent Comments

Price: \$520,000 Method: Private Sale Date: 25/10/2024

Property Type: Apartment

1/18 Kensington Rd SOUTH YARRA 3141 (REI/VG)



Price: \$515,000

Method: Sold Before Auction

Date: 17/09/2024

Property Type: Apartment

Agent Comments

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





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