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	12/26 Wynnstay Road, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$350,000	&	\$375,000
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Median sale price

Median price	\$530,875	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	13/01/2024	to	12/01/2025	So	ource	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

Address of comparable property		Price	Date of sale
1	9/245 Williams Rd SOUTH YARRA 3141	\$360,000	14/12/2024
2	13/2 Armadale St ARMADALE 3143	\$380,000	19/11/2024
3	4/28 Wynnstay Rd PRAHRAN 3181	\$376,000	14/09/2024

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.

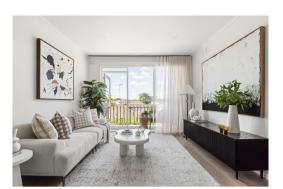
This Statement of Information was prepared on:	13/01/2025 11:56





Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$350,000 - \$375,000 Median Unit Price 13/01/2024 - 12/01/2025: \$530,875





Comparable Properties



9/245 Williams Rd SOUTH YARRA 3141 (REI)

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Price: \$360,000 **Method:** Auction Sale **Date:** 14/12/2024

Property Type: Apartment

Agent Comments



13/2 Armadale St ARMADALE 3143 (REI/VG)

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Agent Comments

Price: \$380,000 Method: Private Sale Date: 19/11/2024

Property Type: Apartment



4/28 Wynnstay Rd PRAHRAN 3181 (REI/VG)

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Agent Comments

Price: \$376,000 Method: Auction Sale Date: 14/09/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



