

# 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

12/26 Wynnstay Road, 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 \$350,000 & \$375,000

### Median sale price

Median price \$530,875 Property Type Unit Suburb Prahran

Period - From 13/01/2024 to 12/01/2025 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	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 comparable properties 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

12/26 Wynnstay Road, Prahran Vic 3181

**belle**  
PROPERTY

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



 1  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



9/245 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

**Price:** \$360,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** Apartment



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

Agent Comments

 1  1  1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** Apartment



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

Agent Comments

 1  1  1

**Price:** \$376,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** Apartment

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



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