

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 2/60 Lewisham Road, Prahran VIC 3181

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$601,000 Property type Unit Suburb Windsor

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
2/48A Balaclava Road, St Kilda East	\$801,500	19/08/2023
1/122 Williams Road, Prahran	\$785,000	05/06/2023
1/21 Ashleigh Road, Armadale	\$823,000	13/05/2023

This Statement of Information was prepared on: 30 October 2023