

# 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

26/20 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)

Single price

\$585,000

### Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2023

to

30/09/2024

Source

REIV

### 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	9/354 Toorak Rd SOUTH YARRA 3141	\$580,000	07/12/2024
2	2/1-3 Graylings Av ST KILDA EAST 3183	\$585,000	07/12/2024
3	5/3 Rae Ct PRAHRAN 3181	\$586,000	23/11/2024

**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:

06/01/2025 10:16



**Rooms:** 4  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$585,000  
**Median Unit Price**  
 Year ending September 2024: \$522,500

## Comparable Properties



**9/354 Toorak Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** Apartment



**2/1-3 Graylings Av ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** Unit



**5/3 Rae Ct PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$586,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** Unit

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