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	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,650,000	Pro	perty Type	House		Suburb	Prahran
Period - From	01/01/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	83 Raleigh St WINDSOR 3181	\$1,505,000	06/02/2025
2	7 Lambert Rd TOORAK 3142	\$1,562,500	09/12/2024
3	4 Bayview St PRAHRAN 3181	\$1,650,000	08/11/2024

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:	18/02/2025 15:46





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Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price**

Year ending December 2024: \$1,650,000



Rooms: 7

Property Type: House (Previously

Occupied - Detached) Land Size: 250 sqm approx

Agent Comments

Comparable Properties



83 Raleigh St WINDSOR 3181 (REI)

Price: \$1,505,000 Method: Private Sale Date: 06/02/2025 Property Type: House

Agent Comments



7 Lambert Rd TOORAK 3142 (REI)







Price: \$1,562,500 Method: Private Sale Date: 09/12/2024 Property Type: House Agent Comments



4 Bayview St PRAHRAN 3181 (REI/VG)

Date: 08/11/2024





Price: \$1,650,000 Method: Private Sale

Property Type: House (Res) Land Size: 193 sqm approx **Agent Comments**

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





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