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	6/6 Karbarook Avenue, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$399,000

Median sale price

Median price	\$557,750	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/10/2024	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	107/24 Crimea St ST KILDA 3182	\$390,000	07/02/2025
2	8/26 Wynnstay Rd PRAHRAN 3181	\$395,000	01/02/2025
3	7/55 Northcote Rd ARMADALE 3143	\$415,000	19/12/2024

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:	24/02/2025 09:38





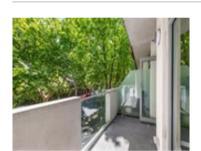
James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$399,000 **Median Unit Price** December quarter 2024: \$557,750



Property Type: Apartment **Agent Comments**

Comparable Properties



107/24 Crimea St ST KILDA 3182 (REI)

Price: \$390,000 Method: Private Sale Date: 07/02/2025

Property Type: Apartment

Agent Comments



8/26 Wynnstay Rd PRAHRAN 3181 (REI)





Agent Comments

Agent Comments

Price: \$395,000 Method: Private Sale Date: 01/02/2025

Property Type: Apartment



7/55 Northcote Rd ARMADALE 3143 (REI/VG)

Price: \$415,000 Method: Private Sale



Date: 19/12/2024 Property Type: Apartment Land Size: 767 sqm approx

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





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