

# 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: 10 Pridham Street, 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 \$1,190,000 & \$1,300,000

### Median sale price

Median price: \$1,950,000  
Property Type: House  
Suburb: Prahran  
Period - From: 01/04/2022 to: 30/06/2022  
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	3 Peel St WINDSOR 3181	\$1,270,000	30/06/2022
2	25 Pridham St PRAHRAN 3181	\$1,267,000	30/03/2022
3	14a Leila St PRAHRAN 3181	\$1,230,000	31/08/2022

**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: 06/09/2022 12:21

10 Pridham Street, Prahran Vic 3181

WHITEFOX

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**Indicative Selling Price**

\$1,190,000 - \$1,300,000

**Median House Price**

June quarter 2022: \$1,950,000



3 1

**Property Type:**

Agent Comments

## Comparable Properties



**3 Peel St WINDSOR 3181 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 30/06/2022

**Property Type:** House (Res)

**Land Size:** 172 sqm approx



**25 Pridham St PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,267,000

**Method:** Sold Before Auction

**Date:** 30/03/2022

**Property Type:** House (Res)

**Land Size:** 97 sqm approx



**14a Leila St PRAHRAN 3181 (REI)**

Agent Comments

2 1 -

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 31/08/2022

**Property Type:** House

Account - Whitefox Real Estate | P: 96459699



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