

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

19/17 Ellesmere Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$325,000

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	512/1 Clara St SOUTH YARRA 3141	\$330,000	23/10/2024
2	3/211 Williams Rd SOUTH YARRA 3141	\$325,000	21/10/2024
3	9/55 Barkly St ST KILDA 3182	\$320,000	03/10/2024

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:

06/11/2024 15:35



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Indicative Selling Price

\$325,000

Median Unit Price

Year ending September 2024: \$522,500



Property Type:

Agent Comments

Comparable Properties



512/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 23/10/2024

Property Type: Apartment



3/211 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 21/10/2024

Property Type: Apartment



9/55 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 03/10/2024

Property Type: Unit