Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Pridham Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	e \$1,089,000						
Median sale pr	ice						
Median price	\$1,650,000	Pro	operty Type Ho	use	Suburb Pr	ahran	
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	22 Duke St WINDSOR 3181	\$1,100,000	27/02/2025
2	5 Normanby St WINDSOR 3181	\$1,075,000	14/12/2024
3	41 Henry St WINDSOR 3181	\$1,055,000	13/11/2024

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:

01/03/2025 17:02









Property Type: House Agent Comments

Indicative Selling Price \$1,089,000 Median House Price Year ending December 2024: \$1,650,000

Comparable Properties

 22 Duke St WINDSOR 3181 (REI)	Agent Comments	
212Price: \$1,100,000Method: Auction SaleDate: 27/02/2025Property Type: House (Res)Land Size: 177 sqm approx		
5 Normanby St WINDSOR 3181 (REI/VG) 2 2 2 1 Price: \$1,075,000 Method: Private Sale Date: 14/12/2024 Property Type: House	Agent Comments	
41 Henry St WINDSOR 3181 (VG) 1 2 1 - 1 1 1 1 Price: \$1,055,000 Method: Sale Date: 13/11/2024 Property Type: House (Res) Land Size: 127 sqm approx	Agent Comments	

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



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