

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

21 Pridham Street, Prahran Vic 3181

Indicative selling price

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

Single price \$1,089,000

Median sale price

Median price \$1,650,000

Property 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.

	Address 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



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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

 2
  1
  2

Price: \$1,100,000

Method: Auction Sale

Date: 27/02/2025

Property Type: House (Res)

Land Size: 177 sqm approx



5 Normanby St WINDSOR 3181 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$1,075,000

Method: Private Sale

Date: 14/12/2024

Property Type: House



41 Henry St WINDSOR 3181 (VG)

Agent Comments

 2
  -
  -

Price: \$1,055,000

Method: Sale

Date: 13/11/2024

Property Type: House (Res)

Land Size: 127 sqm approx

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