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	3/13 Arkle Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$530,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	03/03/2024	to	02/03/2025	So	ource	Property	v Data

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	3/82 Hotham St ST KILDA EAST 3183	\$435,000	02/03/2025
2	1/4A Lansdowne Rd ST KILDA EAST 3183	\$442,000	26/02/2025
3	2/47 Alma Rd ST KILDA 3182	\$405,000	10/02/2025

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:	03/03/2025 17:35





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Indicative Selling Price \$410,000 - \$450,000 **Median Unit Price** 03/03/2024 - 02/03/2025: \$530,000

Rooms: 1

Property Type: Flat **Agent Comments**



Comparable Properties

3/82 Hotham St ST KILDA EAST 3183 (REI)

Price: \$435,000 Method: Private Sale Date: 02/03/2025

Property Type: Apartment

Agent Comments



1/4A Lansdowne Rd ST KILDA EAST 3183 (REI)





Price: \$442,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: Apartment

Agent Comments



2/47 Alma Rd ST KILDA 3182 (REI)



Price: \$405,000 Method: Private Sale Date: 10/02/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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