

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 3/13 Arkle Street, Prahran Vic 3181

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Prahran

Period - From 03/03/2024 to 02/03/2025 Source Property 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	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 comparable properties 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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1 1 2

Rooms: 1
Property Type: Flat
Agent Comments

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

Comparable Properties



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

[Agent Comments](#)

1 1 1

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



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

[Agent Comments](#)

1 1 1

Price: \$442,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: Apartment



2/47 Alma Rd ST KILDA 3182 (REI)

[Agent Comments](#)

1 1 1

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

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