

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 68 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$1,400,000 & \$1,475,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Prahran

Period - From 01/10/2024 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	3 Camden St BALACLAVA 3183	\$1,460,000	14/12/2024
2	36 Lewisham Rd PRAHRAN 3181	\$1,455,000	14/12/2024
3	10 Nicholson St SOUTH YARRA 3141	\$1,350,000	26/10/2024

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: 30/01/2025 09:03

Walter Summons

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Indicative Selling Price

\$1,400,000 - \$1,475,000

Median House Price

December quarter 2024: \$1,650,000


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Property Type: House**Land Size:** 247 sqm approx

Agent Comments

Comparable Properties

**3 Camden St BALACLAVA 3183 (REI)**

Agent Comments

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Price: \$1,460,000**Method:** Auction Sale**Date:** 14/12/2024**Property Type:** House (Res)**36 Lewisham Rd PRAHRAN 3181 (REI)**

Agent Comments

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Price: \$1,455,000**Method:** Auction Sale**Date:** 14/12/2024**Property Type:** House**10 Nicholson St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

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Price: \$1,350,000**Method:** Auction Sale**Date:** 26/10/2024**Property Type:** House (Res)**Land Size:** 162 sqm approx

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