

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

25 York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,746,000

Property Type House

Suburb Prahran

Period - From 01/07/2023

to

30/09/2023

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	218 Williams Rd TOORAK 3142	\$1,900,000	23/06/2023
2	30 Mt Pleasant Gr ARMADALE 3143	\$1,825,000	19/08/2023
3			

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:

18/10/2023 14:46

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

September quarter 2023: \$1,746,000



3 2 0

Property Type: House

Agent Comments

Comparable Properties



218 Williams Rd TOORAK 3142 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000

Method: Private Sale

Date: 23/06/2023

Property Type: House

Land Size: 223 sqm approx



30 Mt Pleasant Gr ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$1,825,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 160 sqm approx

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.