

# 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

6/6 Karbarook Avenue, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$410,000

### Median sale price

Median price \$530,875 Property Type Unit 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	5/10 Wilgah St ST KILDA EAST 3183	\$380,000	29/11/2024
2	1/14 Crimea St ST KILDA 3182	\$400,000	22/11/2024
3	13/2 Armadale St ARMADALE 3143	\$380,000	19/11/2024

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:

29/01/2025 15:43



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/10 Wilgah St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 29/11/2024

**Property Type:** Apartment

**Land Size:** 43 sqm approx



**1/14 Crimea St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 22/11/2024

**Property Type:** Apartment



**13/2 Armadale St ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** Apartment

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