

# 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

39 Williams Road, 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 \$1,150,000 & \$1,265,000

### 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	20 Eastbourne St WINDSOR 3181	\$1,250,000	06/12/2024
2	185 Alma Rd ST KILDA EAST 3183	\$1,229,000	16/11/2024
3	47 Duke St WINDSOR 3181	\$1,150,000	25/10/2024

**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:

01/02/2025 12:49

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**Indicative Selling Price**

\$1,150,000 - \$1,265,000

**Median House Price**

December quarter 2024: \$1,650,000



**Property Type:** House

Agent Comments

## Comparable Properties



**20 Eastbourne St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 06/12/2024

**Property Type:** House

**Land Size:** 182 sqm approx



**185 Alma Rd ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$1,229,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)



**47 Duke St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 25/10/2024

**Property Type:** House

**Land Size:** 200 sqm approx