

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13 Westbourne Street Prahran, 3181
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Indicative selling price

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

Single price	\$1,250,000
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Median sale price

Median price	\$1,950,000	Property Type	HOUSE	Suburb	PRAHRAN
Period - From	01-Apr-2022	to	30-Jun-2022	Source	PDOL

Comparable property sales

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	11 Johnson Street, St Kilda East	\$1,275,000	01-Jul-2022
2	30 Bendigo Street, Prahran	\$1,215,000	30-Jul-2022
3	94 Bendigo Street, Prahran	\$1,230,000	17-Jun-2022

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