

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

Indicative selling price

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

Single price \$ or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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 6/317 Dandenong Road, PRAHRAN 3183	\$500,000	31/01/2025
2 5/2 Wando Grove, ST KILDA EAST 3183	\$490,000	15/01/2025
3 10/44 The Avenue, BALACLAVA 3183	\$516,000	25/02/2025

This Statement of Information was prepared on: