

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

Indicative selling price

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

Single Price

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

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
112 Williams Road, Prahran	\$1,303,000	26/10/2024
8B Surrey Road, South Yarra	\$1,320,000	03/12/2024
16/264 Williams Road, Toorak	\$1,305,000	10/12/2024

This Statement of Information was prepared on: