

# 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

1/11 Mount Street, Prahran Vic 3181

### Indicative selling price

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

Single price

\$1,625,000

### Median sale price

Median price

\$1,164,000

Property Type

Townhouse

Suburb

Prahran

Period - From

19/05/2024

to

18/05/2025

Source

Property Data

### 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	46 Garden St SOUTH YARRA 3141	\$1,650,000	07/01/2025
2			
3			

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:

19/05/2025 10:52

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3 2 2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$1,625,000  
Median Townhouse Price  
19/05/2024 - 18/05/2025: \$1,164,000

## Comparable Properties



46 Garden St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,650,000  
Method: Private Sale  
Date: 07/01/2025  
Property Type: Townhouse (Single)

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.