

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

1/309 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$875,000

&

\$960,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Prahran

Period - From

12/08/2024

to

11/08/2025

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	13/60 Wattletree Rd ARMADALE 3143	\$890,000	09/05/2025
2	108/220 Commercial Rd PRAHRAN 3181	\$1,000,000	05/05/2025
3	15/94-98 Wattletree Rd ARMADALE 3143	\$906,000	05/05/2025

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:

12/08/2025 17:11

James Burne

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Indicative Selling Price

\$875,000 - \$960,000

Median Unit Price

12/08/2024 - 11/08/2025: \$520,000



 3  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



13/60 Wattletree Rd ARMADALE 3143 (VG)

Agent Comments

 3  -  -

Price: \$890,000

Method: Sale

Date: 09/05/2025

Property Type: Strata Unit/Flat



108/220 Commercial Rd PRAHRAN 3181 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Private Sale

Date: 05/05/2025

Property Type: Apartment



15/94-98 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

 3  2  2

Price: \$906,000

Method: Private Sale

Date: 05/05/2025

Property Type: Apartment

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