

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

1/317 DANDENONG ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

10/125 ALMA ROAD ST KILDA EAST VIC 3183	\$640,000	13-Jan-25
6/74 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$639,000	08-Dec-24
3/340 DANDENONG ROAD ST KILDA EAST VIC 3183	\$607,000	26-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 08 April 2025



**10/125 ALMA ROAD ST KILDA
EAST VIC 3183**

 2  1  1

Sold Price **\$640,000** Sold Date **13-Jan-25**

Distance **1.05km**



**6/74 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

 2  1  1

Sold Price **\$639,000** Sold Date **08-Dec-24**

Distance **0.65km**



**3/340 DANDENONG ROAD ST
KILDA EAST VIC 3183**

 2  1  1

Sold Price **\$607,000** Sold Date **26-Oct-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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