

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

1/32 Donald Street, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2025

to

30/09/2025

Source REIV

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	28/43 Grandview Gr PRAHRAN 3181	\$440,000	04/10/2025
2	8D/381 Toorak Rd SOUTH YARRA 3141	\$440,000	01/08/2025
3	2/8 Airlie Av PRAHRAN 3181	\$437,000	13/07/2025

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:

31/10/2025 11:13



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2025: \$530,000

Comparable Properties



28/43 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

 1
  1
  1

Price: \$440,000

Method: Private Sale

Date: 04/10/2025

Property Type: Apartment



8D/381 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$440,000

Method: Private Sale

Date: 01/08/2025

Property Type: Apartment



2/8 Airlie Av PRAHRAN 3181 (VG)

Agent Comments

 1
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Price: \$437,000

Method: Sale

Date: 13/07/2025

Property Type: Strata Unit/Flat

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504