### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	1/32 Donald Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$400,000	&	\$440,000
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#### Median sale price

Median price	\$530,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/07/2025	to	30/09/2025	So	urce	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

Add	dress 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 comparableproperties 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









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** 

Price: \$440,000 Method: Private Sale Date: 04/10/2025

Property Type: Apartment



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

**Agent Comments** 

Price: \$440,000 Method: Private Sale Date: 01/08/2025

Property Type: Apartment



2/8 Airlie Av PRAHRAN 3181 (VG)

Price: \$437,000 Method: Sale Date: 13/07/2025

Property Type: Strata Unit/Flat

**Agent Comments** 

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





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