

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

10/3 Rae Court, Prahran Vic 3181

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2025

to

31/03/2025

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	4/8 Closeburn Av PRAHRAN 3181	\$630,000	12/06/2025
2	5/32 The Avenue WINDSOR 3181	\$648,000	31/05/2025
3	2/22 Chomley St PRAHRAN 3181	\$600,000	07/05/2025

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:

19/06/2025 11:32



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

March quarter 2025: \$510,000

Comparable Properties



4/8 Closeburn Av PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Sold Before Auction

Date: 12/06/2025

Property Type: Apartment



5/32 The Avenue WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$648,000

Method: Private Sale

Date: 31/05/2025

Property Type: Apartment



2/22 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 07/05/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525