Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$380,000 & \$418,000	Range between	\$380,000	&	\$418,000
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Median sale price

Median price	\$520,000	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/10/2024	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

7,01	aress of comparable property	1 1100	Date of Sale
1	11/245 Williams Rd SOUTH YARRA 3141	\$385,000	27/09/2025
2	5/11 Donald St PRAHRAN 3181	\$405,000	22/09/2025
3	9/42 Powell St SOUTH YARRA 3141	\$423,000	17/09/2025

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:	08/10/2025 16:06



Date of sale



Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$380,000 - \$418,000 **Median Unit Price** Year ending September 2025: \$520,000



Property Type: Apartment **Agent Comments**

Comparable Properties



11/245 Williams Rd SOUTH YARRA 3141 (REI)

Price: \$385,000 Method: Private Sale Date: 27/09/2025 **Property Type:** Unit

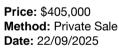






Agent Comments

Agent Comments



Property Type: Apartment



9/42 Powell St SOUTH YARRA 3141 (REI)



Price: \$423,000 Method: Private Sale Date: 17/09/2025

Property Type: Apartment

Agent Comments

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



