Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and	104/12 Anchor Place, Prahran Vic 3181
postcode	

Indicative selling price

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

Range between \$560,000 & \$615,000	Range between	\$560,000	&	\$615,000
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Median sale price

Median price	\$510,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/01/2025	to	31/03/2025	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	16/29 Upton Rd WINDSOR 3181	\$615,500	07/05/2025
2	5/31 Upton Rd WINDSOR 3181	\$625,000	03/05/2025
3	211/10 Porter St PRAHRAN 3181	\$560,000	14/04/2025

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:	13/05/2025 18:39
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Property Type: Car Park/Car

Space (Res)

Agent Comments

Indicative Selling Price \$560,000 - \$615,000 **Median Unit Price** March quarter 2025: \$510,000

Comparable Properties



16/29 Upton Rd WINDSOR 3181 (REI)



Price: \$615,500

Method: Sold Before Auction

Date: 07/05/2025

Property Type: Apartment

Agent Comments

2 x bed, 1 x bath, 1 x car, 0.62km from

subject property



5/31 Upton Rd WINDSOR 3181 (REI)

2

Price: \$625,000 Method: Auction Sale







Agent Comments

2 x bed, 1 x bath, 1 x car - 0.6km from subject property

Date: 03/05/2025 Property Type: Apartment



211/10 Porter St PRAHRAN 3181 (REI/VG)





Price: \$560,000 Method: Private Sale Date: 14/04/2025

Property Type: Apartment

Agent Comments

2 x bed, 2 x bath, 1 x car - 0.39km from subject property

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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