

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

104/12 Anchor Place, Prahran Vic 3181

Indicative selling price

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

Range between \$560,000 & \$615,000

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	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 comparable properties 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



2
 1
 1

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)

2
 1
 1

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
 1
 1

Price: \$625,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Apartment

Agent Comments

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



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

2
 2
 1

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