

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

105/32-34 ST EDMONDS ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$137,500

&

\$152,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

307/32-34 ST EDMONDS ROAD PRAHRAN VIC 3181	\$139,900	06-Aug-25
28/17 MACQUARIE STREET PRAHRAN VIC 3181	\$149,000	22-Jul-25
208/42 PORTER STREET PRAHRAN VIC 3181	\$131,000	14-May-25

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 6 months.~~

This Statement of Information was prepared on: 28 October 2025


**307/32-34 ST EDMONDS ROAD
PRAHRAN VIC 3181**

1 1 -

Sold Price

\$139,900Sold Date **06-Aug-25**

Distance

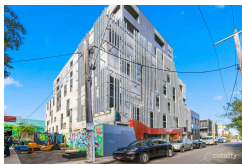
0km
**28/17 MACQUARIE STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price

\$149,000Sold Date **22-Jul-25**

Distance

0.04km
**208/42 PORTER STREET PRAHRAN
VIC 3181**

1 1 -

Sold Price

\$131,000Sold Date **14-May-25**

Distance

0.23km
**309/42 PORTER STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price

^{RS} **\$180,000**Sold Date **12-Sep-25**

Distance

0.23km**RS** = Recent sale**UN** = Undisclosed Sale

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