

## 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

108/7 KING STREET PRAHRAN VIC 3181

### Indicative selling price

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

Single Price

\$325,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

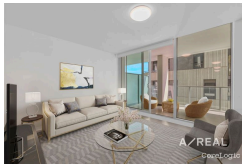
Date of sale

219/15 CLIFTON STREET PRAHRAN VIC 3181	\$365,000	21-Dec-24
105/8 BANGS STREET PRAHRAN VIC 3181	\$350,000	03-Mar-25
304/25 WILSON STREET SOUTH YARRA VIC 3141	\$330,000	13-Jan-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: 29 April 2025



**219/15 CLIFTON STREET PRAHRAN  
VIC 3181**

Sold Price

**\$365,000**

Sold Date

**21-Dec-24**

1

1

-

Distance

**0.21km**



**105/8 BANGS STREET PRAHRAN  
VIC 3181**

Sold Price

**\$350,000**

Sold Date

**03-Mar-25**

1

1

-

Distance

**0.31km**



**304/25 WILSON STREET SOUTH  
YARRA VIC 3141**

Sold Price

**\$330,000**

Sold Date

**13-Jan-25**

1

1

-

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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