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

11/11 St Edmonds Road, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$970,000			
Median sale pr	rice							
Median price	\$1,787,500	Pro	operty Type	Hou	ise		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.

Ad	dress of comparable property	Price	Date of sale
1	4/29 Park St SOUTH YARRA 3141	\$956,000	05/04/2025
2	60/321-323 Chapel St PRAHRAN 3181	\$950,000	31/03/2025
3	11/25 Rockley Rd SOUTH YARRA 3141	\$966,000	08/11/2024

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:

14/04/2025 16:51



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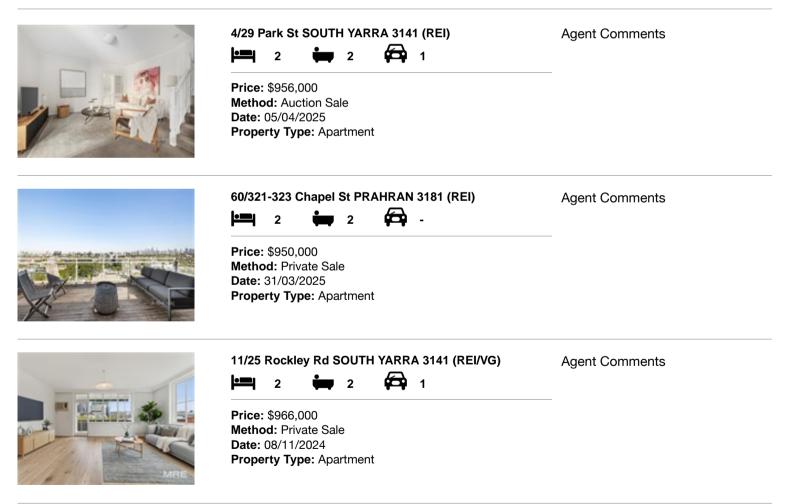




Property Type: Townhouse (Single) Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$900,000 - \$970,000 Median House Price March quarter 2025: \$1,787,500

Comparable Properties



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