

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 consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$970,000

Median sale price

Median price

\$1,787,500

Property Type

House

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	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

11/11 St Edmonds Road, Prahran Vic 3181



Walter Summons

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Indicative Selling Price

\$900,000 - \$970,000

Median House Price

March quarter 2025: \$1,787,500



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/29 Park St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$956,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Apartment



60/321-323 Chapel St PRAHRAN 3181 (REI)

Agent Comments

2 2 -

Price: \$950,000

Method: Private Sale

Date: 31/03/2025

Property Type: Apartment



11/25 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$966,000

Method: Private Sale

Date: 08/11/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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