#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000
-			

#### Median sale price

Median price	\$520,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/10/2024	to	30/09/2025	So	ource	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

Adv	aress or comparable property	1 1100	Date of Sale
1	21/4 Victoria St WINDSOR 3181	\$549,900	06/09/2025
2	401/35 Wilson St SOUTH YARRA 3141	\$545,000	19/08/2025
3	702/42 Wilson St SOUTH YARRA 3141	\$550,000	18/08/2025

#### 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:	17/10/2025 13:20



Date of sale







**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending September 2025: \$520,000

## Comparable Properties



21/4 Victoria St WINDSOR 3181 (REI/VG)

**Agent Comments** 

Price: \$549,900 Method: Private Sale Date: 06/09/2025

Property Type: Apartment



401/35 Wilson St SOUTH YARRA 3141 (REI/VG)

2

Agent Comments

Price: \$545,000 Method: Private Sale Date: 19/08/2025

Property Type: Apartment



702/42 Wilson St SOUTH YARRA 3141 (REI)

Price: \$550,000 Method: Private Sale Date: 18/08/2025

Property Type: Apartment

**Agent Comments** 

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504





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