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

17/20 St Edmonds Road, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$690,000		&		\$750,000			
Median sale price								
Median price	\$525,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	25/06/2024	to	24/06/2025		So	urce	Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	9/63 High St PRAHRAN 3181	\$760,000	21/06/2025
2	10/14 Macquarie St PRAHRAN 3181	\$745,000	18/03/2025
3	79/8 Perth St PRAHRAN 3181	\$737,000	07/02/2025

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:

25/06/2025 16:53



17/20 St Edmonds Road, Prahran Vic 3181

BigginScott





Property Type: Strata Unit/Flat Agent Comments

James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$690,000 - \$750,000 Median Unit Price 25/06/2024 - 24/06/2025: \$525,000

Comparable Properties

	9/63 High St PRAHRAN 3181 (REI) 2 1 2 2 2 Price: \$760,000 Method: Auction Sale Date: 21/06/2025 Property Type: Apartment	Agent Comments
OWISON	10/14 Macquarie St PRAHRAN 3181 (REI/VG) 2 2 1 Price: \$745,000 Method: Sold Before Auction Date: 18/03/2025 Property Type: Apartment	Agent Comments
	79/8 Perth St PRAHRAN 3181 (REI/VG) 2 1 1 1 Price: \$737,000 Method: Sold Before Auction Date: 07/02/2025 Property Type: Unit	Agent Comments

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