

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 between \$690,000

&

\$750,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb Prahran

Period - From 25/06/2024

to

24/06/2025

Source 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.

	Address 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

James Burne
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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

25/06/2024 - 24/06/2025: \$525,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/63 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Apartment



10/14 Macquarie St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$745,000

Method: Sold Before Auction

Date: 18/03/2025

Property Type: Apartment



79/8 Perth St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$737,000

Method: Sold Before Auction

Date: 07/02/2025

Property Type: Unit

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