

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

17/6 Williams Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$269,500

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Prahran

Period - From

24/06/2024

to

23/06/2025

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 | 12/250 Dandenong Rd ST KILDA EAST 3183 | \$282,500 | 07/04/2025 |
| 2 | 3/6 Cardigan St ST KILDA EAST 3183 | \$270,000 | 15/03/2025 |
| 3 | 21/5-9 Fulton St ST KILDA EAST 3183 | \$288,000 | 13/03/2025 |

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:

24/06/2025 10:54