

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

2/11 Miller Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,470,000

Median sale price

Median price

\$1,264,000

Property Type

Townhouse

Suburb

Prahran

Period - From

30/08/2024

to

29/08/2025

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	4/17 Como Av SOUTH YARRA 3141	\$1,482,500	04/08/2025
2	1/2 Henry St WINDSOR 3181	\$1,410,000	27/06/2025
3			

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:

30/08/2025 12:54

James Burne
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Indicative Selling Price
\$1,470,000

Median Townhouse Price
30/08/2024 - 29/08/2025: \$1,264,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/17 Como Av SOUTH YARRA 3141 (REI)

Agent Comments

3 1 1

Price: \$1,482,500
Method: Sold Before Auction
Date: 04/08/2025
Property Type: Townhouse (Res)



1/2 Henry St WINDSOR 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$1,410,000
Method: Private Sale
Date: 27/06/2025
Property Type: Townhouse (Single)
Land Size: 148 sqm approx

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.