

# 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

2/158 Williams Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$385,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Prahran

Period - From 05/12/2024 to 04/12/2025 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	13/219 Williams Rd SOUTH YARRA 3141	\$360,000	24/11/2025
2	1/403 Toorak Rd SOUTH YARRA 3141	\$365,000	10/11/2025
3	11/270 Williams Rd TOORAK 3142	\$380,000	14/10/2025

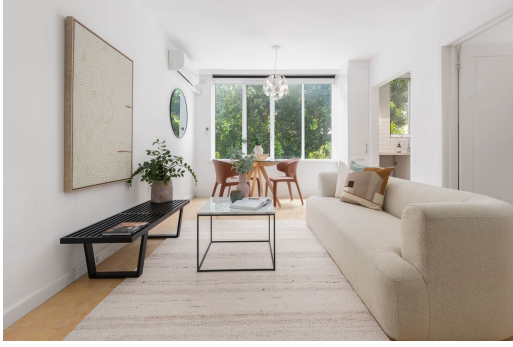
**OR**

~~**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:

05/12/2025 08:54

2/158 Williams Road, Prahran Vic 3181



 1  1  1

**Property Type:** Apartment  
**Land Size:** 597 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
05/12/2024 - 04/12/2025: \$500,000

## Comparable Properties



**13/219 Williams Rd SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

 1  1  1

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 24/11/2025  
**Property Type:** Apartment



**1/403 Toorak Rd SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

 1  1  1

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** Apartment  
**Land Size:** 46 sqm approx



**11/270 Williams Rd TOORAK 3142 (REI/VG)**

[Agent Comments](#)

 1  1  1

**Price:** \$380,000  
**Method:** Sold Before Auction  
**Date:** 14/10/2025  
**Property Type:** Apartment

**Account - McGrath South Yarra**



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