

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

2/20 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 21/08/2024

to

20/08/2025

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	204/539 St Kilda Rd MELBOURNE 3004	\$740,000	02/08/2025
2	17/20 St Edmonds Rd PRAHRAN 3181	\$800,000	21/07/2025
3	9/63 High St PRAHRAN 3181	\$760,000	21/06/2025

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:

21/08/2025 15:40



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

21/08/2024 - 20/08/2025: \$525,000

Comparable Properties



204/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$740,000

Method: Private Sale

Date: 02/08/2025

Property Type: Apartment



17/20 St Edmonds Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 2

Price: \$800,000

Method: Sold Before Auction

Date: 21/07/2025

Property Type: Apartment



9/63 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 2

Price: \$760,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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