Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	201/1a York Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$675,000

Median sale price

Median price	\$520,000	Pro	perty Type Ur	it		Suburb	Prahran
Period - From	01/10/2024	to	30/09/2025	Sc	urce	REIV	

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

7,01	aress of comparable property	1 1100	Date of Sale
1	7/58 Queens Rd MELBOURNE 3004	\$682,000	18/10/2025
2	709/77 River St SOUTH YARRA 3141	\$700,000	05/10/2025
3	203/200 Toorak Rd SOUTH YARRA 3141	\$655,000	27/08/2025

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:	06/11/2025 16:06



Date of sale



Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$675,000 **Median Unit Price**

Year ending September 2025: \$520,000



Property Type: Apartment

Agent Comments

Comparable Properties

7/58 Queens Rd MELBOURNE 3004 (REI)

Price: \$682,000 Method: Auction Sale Date: 18/10/2025

Property Type: Apartment

Agent Comments



709/77 River St SOUTH YARRA 3141 (REI/VG)

2





Agent Comments

Price: \$700,000 Method: Private Sale Date: 05/10/2025

Property Type: Apartment

203/200 Toorak Rd SOUTH YARRA 3141 (REI/VG)







Agent Comments

Price: \$655,000

Method: Sold Before Auction

Date: 27/08/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



