

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

202/11 HILLINGDON PLACE PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

403/11 HILLINGDON PLACE PRAHRAN VIC 3181	\$747,800	02-May-25
34/108 GREVILLE STREET PRAHRAN VIC 3181	\$685,000	20-Jun-25
109/10 HILLINGDON PLACE PRAHRAN VIC 3181	\$650,000	07-May-25

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 6 months.~~

This Statement of Information was prepared on: 17 October 2025

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403/11 HILLINGDON PLACE
PRAHRAN VIC 3181

2 1 1

Sold Price \$747,800 Sold Date 02-May-25

Distance 0km



34/108 GREVILLE STREET
PRAHRAN VIC 3181

2 1 1

Sold Price \$685,000 Sold Date 20-Jun-25

Distance 0.39km



109/10 HILLINGDON PLACE
PRAHRAN VIC 3181

2 1 1

Sold Price \$650,000 Sold Date 07-May-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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